

Knowsley Council  
Regeneration and Economic Development Directorate.  
Delegated Planning Report

**APPLICATION NO:** 23/02706/FUL **CASE OFFICER:** Andrew Hunt

**WARD:** Prescott North **PARISH:** Knowsley  
Parish Council

**LOCATION:** 97 Tithebarn Road, Knowsley, Knowsley, L34 0EY

**PROPOSAL:** ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF A TWO STOREY SIDE EXTENSION TO ACCOMMODATE WHEELCHAIR ACCESSIBLE LIFT, ERECTION OF A FRONT ENTRANCE CANOPY, CONVERSION OF 2NO. GARAGES TO FORM HABITABLE ROOMS AND INTERNAL AND EXTERNAL ALTERATIONS

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### **Site Description**

The application site is a large, detached house in a residential area at Tithebarn Road, the site is bounded by residential properties to the north, northwest, and south east. The site is opposite a large, wooded area to the south west. The site is directly adjacent to one dwelling (99) whilst other dwellings nearby are separated by The Coppice.

### **Proposal**

The proposal is for the erection of a single storey rear extension together with the erection of a two-storey side extension to accommodate wheelchair accessible lift, erection of a front entrance canopy, conversion of 2no garages to form habitable rooms and internal and external alterations. The extension is required in connection with the needs of a disabled person.

### **Consultations**

N/A

### **Representations**

This application has been publicised by letters sent to 9 neighbours during two rounds of consultation. 1 objection was received on the original plans and no comments were received on the amended plans.

- I support the extension but not the need for a back gate leading onto The Coppice. Parking on The Coppice is already difficult and if this gate is for visitor access, the road will become rapidly blocked. This has been proven over recent weeks with the number of contractor vehicles involved in extension work on 2 properties including mine. So I object to the extra back gate.

## **Planning History**

Previous extensions have been approved at the property for a lounge extension (74/00757/HIST - approved 5/6/1975) and a storm Porch and canopy – (74/11068/HIST - approved 24/10/1988).

## **Relevant Policy**

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

### **SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**

H8 - Extensions and Alterations to Residential Properties

## **Article 35 Statement**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the

National Planning Policy Framework.

## **Assessment**

### **Character of Area**

The changes to the elevation would be relatively modest when viewed from the street scene. The main changes would be the addition of a first-floor extension above the existing ground floor on the western end of the dwelling. However, the scale of the works would be modest when compared to the existing large building. The other works at the rear are well screened by tall vegetation and therefore are not visible in the street scene.

Therefore, there would be no harm to the character of the area.

### **Neighbour Amenity**

In relation to 99 Tithebarn Road, the single storey rear extension would project almost the full length of the garden. However, the extension has now been relocated to the opposite side of 97 away from 99. As a result, there would now not be any harm to the amenity of 99. Overall, there would be no harm to the amenity of 99.

In relation to other adjacent properties, as they are separated by a road (The Coppice) they would not be affected by the proposed extensions and alterations.

Overall, it is considered that there would not be significant harm to amenity.

### **Other Issues**

In relation to the proposed gate at the rear of the site. There is no evidence that this would cause material highway issues or would be itself increase the demand for parking. There is enough space within the site to accommodate the parking of vehicles.

## **Conclusion**

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

## **Recommendation**

That planning permission be granted subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-
- a. Proposed Elevations 02 – T1235 - PL08 - Rev D - (received 16/02/2024).
  - b. Proposed Elevations 01 – T1235 - PL07 - Rev D - (received 16/02/2024).
  - c. Proposed First Floor Plan – T1235 - PL06 - Rev D - (received 16/02/2024).
  - d. Proposed Ground Floor Plan – T1235 - PL05 - Rev E - (received 16/02/2024).
  - e. Proposed Site Plan – T1235 - PL04 Rev E - PL04 (received 16/02/2024).

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

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|-------------------------------------------------------|----------------------|
| <b><u>Signed Case Officer<sup>1</sup>:</u></b>        | <b>Andrew Hunt</b>   |
| <b><u>Signed Authorising Officer<sup>2</sup>:</u></b> | <b>K Foster</b>      |
| <b><u>Date:</u></b>                                   | <b>19 March 2024</b> |

### **Informatives**

N/A

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed