

<u>APPLICATION NO:</u>	23/00212/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	35 Laurel Grove, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION		

Site Description

The application site is located at 35 Laurel Grove, Huyton and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is rendered facing on its front, side and rear elevations. Along with brown UPVC openings and grey, flat, interlocking roof tiles.

The front garden area is enclosed by a low brick boundary wall.

Proposal

The application seeks permission for the erection of a single storey front and side extension.

The proposed development would project out 4.16m from the side and would a length of 1.90m. This would be served by a mono-pitched roof that extends the existing which serves the garage. The eaves of this roof would measure 2.62m and the highest part of the roof would measure 3.63m.

The proposal would sit flush with the front elevation of the existing dwelling and would feature a window and new access door to the garage on the proposed front elevation.

Consultations

None Required

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

APP. NO:	74/08822/HIST
PROPOSAL:	PORCH KITCHEN/DINING ROOM EXTN REBUILD GARAGECONDITIONS
DECISION:	GRANTED
DECISION DATE:	11 April 1985

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers

- of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
 - e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area.

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

Design

The existing dwelling is brick facing, with brown UPVC openings and a tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a pitched roof. The proposal would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

33 Laurel Grove

No.33 is the paired, attached semi-dwelling of the application site. The original front and rear building lines of no.33 sit in line with that of the application property. No.33 benefits from a small front porch, a single storey side extension and a single storey rear extension.

The proposed development would be erected to the gable wall of the application dwelling and would not project beyond the prominent building line of the application site. Subsequently, it would not be readily visible to the occupants of no.33 and would not be considered to impact on their amenities or privacy and would be in accord with the Householder Development SPD.

37 Laurel Grove

No.37 is the adjacent dwelling and the two gable walls of the properties face one another. The building lines of the two properties are roughly the same, with no.37 oriented slightly curved to accommodate the bend in the highway. No.37 benefits from a single storey rear extension and a detached garage structure sited in between the two gable walls of these properties.

No.37 also features 3 windows on its gable wall, two on the first floor and one on the ground floor. These are all constructed with frosted glazing. The proposed development would be constructed in front of the existing side extension of the application site. It is not considered to result in a material change as it would be a subordinate addition to the existing and would be constructed with matching materials. It would not be considered to appear unduly dominant or obstruct light to an unacceptable degree and would not have a detrimental impact on the first-floor windows given its single storey nature.

In addition, the detached garage structure of no.37 would screen the majority of the proposal. Subsequently, the proposed development is not considered to have an adverse impact on the amenities or privacy of the occupants of no.37 and would be in accord with the Householder Development SPD.

Highways

The application site utilises the front garden to provide off-street parking and can accommodate up to vehicles. The proposed development would remove a portion of the hardstanding available, but there would still be an approximate distance, between the front elevation of the proposed development and the highway, of 5.84m. This would be considered acceptable and would not lead to the loss of a parking space or cause adverse impact on the highway.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 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 approved plans and documents listed in Schedule 1.

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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/04/2023	001	-	EXISTING PLANS AND ELEVATIONS
05/04/2023	002	-	PROPOSED PLANS AND ELEVATIONS
05/04/2023	003	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

**Signed Authorising
Officer²:** **K Foster**

Date: **8 June 2023**

Informatives

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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

Appendix 1 – Site Photographs



