

<u>APPLICATION NO:</u>	25/00048/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	20 Whiston Lane, Huyton, Knowsley		
<u>PROPOSAL:</u>	PARTIAL DEMOLITION OF THE EXISTING SINGLE STOREY REAR EXTENSION AND ERECTION OF SINGLE STOREY REAR EXTENSION INCORPORATING INTO EXISTING REAR EXTENSION REMAINING		

Site Description

The application relates to a semi-detached house and associated front and rear garden curtilage on Whiston Lane. There is an existing single storey dog-legged extension on the rear of the house. Properties to the rear of the site on Hurst Park Drive are on lower land than the application site and those neighbouring it on Whiston Lane. The area is residential and characterised by semi-detached houses.

Proposal

The application is to demolish the rear part of the existing extension and to remove the roof over the whole extension. The rear wall of the extension as remaining would be built up and bi-fold doors incorporated into the rear elevation of the remaining extension, whilst the two side walls of the extension as remaining would form the side walls of the proposal. A door opening and window in the existing extension as remaining would be bricked up. Essentially the proposal is to square off the existing extension by removing the projecting rear part of the existing extension and pitched roof over the whole existing extension, with a flat roof and lantern roof light installed as the roof together with bi-fold doors on the rear. 1.2m distance would be maintained between the party wall and extension as currently exists, with that part of the existing extension to remain. The extension as proposed would have a depth 2.2m on the party boundary and then cut in from the boundary 1.25m to extend out a further 5.2m, following the same line as the existing extension. This would give a total depth of 7.4m the same as the existing. However, with the existing extension the extension then cuts in away from the same boundary again for 1.9m before then extending back a further 2.4m. This rear part, with the 1.9m cut in and further extension out for 2.4m, is the part to be removed. The width of the extension between the kitchen and boundary will be 2.7m as existing, and the main part of the extension would be 4.9m as existing, separated from the boundary by 1.2m as existing. The height of the extension would be 2.25m to eaves, 2.4m maximum with the lantern rooflight projecting 0.3m above whilst the existing extension has pitched and sloping roofs (to be removed) of maximum heights of 2.9m, 3m and 3.4m all with eaves height of 2.1m.

Consultations

NA

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

04/00039/FUL - ERECTION OF SINGLE STOREY EXTENSION TO REAR OF DWELLING TO FORM BATHROOM AND BEDROOM FOR THE BENEFIT OF A DISABLED PERSON. Granted: 11.02.2004.

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)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

Householder Development SPD (2016)

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

The proposal is to part demolish and remodel an existing extension to a house in a residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The design is acceptable with a contemporary feel and would not be out of character with the house. The proposal would have no greater impact on the visual amenities or outlook of the neighbouring properties than the extension as existing. The proposal therefore would not be detrimental to the visual amenities of the neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The application is for demolition and alterations to an existing extension on the rear of a house in a residential area and raises no residential amenity concerns, and no privacy or overlooking issues. Whilst the extension projects further than usual at 7.3m the proposal provides betterment over the existing extension for the neighbours by reducing the current overall projection of 9.7m extension. In addition there would be improvement for the adjoining house by the bricking up of the door on the side of the existing extension facing towards the boundary with the adjoining house, thereby reducing activity adjacent that house and its garden. The proposal would remove the existing pitched and sloping roofs with a lower flat roof, thereby allowing more light into the rear and rear garden of the adjoining house than the existing extension. As such the proposal improves the residential amenities of neighbouring properties over the existing extension.

Taking into account the above the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposal is acceptable in design and would have lesser impact on the visual and residential amenities of the neighbouring properties and area in general than the current existing extension. With the proposal being on the rear of the house no highways or parking issues are raised. The application complies with planning policies and is recommended for approval.

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) Notwithstanding any submitted details the facing brick to be used on the external walls of the extension hereby permitted shall match those of the existing extension in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policies CS2 and 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/01/2025	0007	-	LOCATION PLAN
02/04/2025	0003	A	PROPOSED ELEVATIONS
02/04/2025	0004	A	PROPOSED PLANS
02/04/2025	0002	-	DEMOLITION PLANS
02/04/2025	0001	-	DEMOLITION ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 14/04/2025

Informatives

- 1 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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

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Standing Advice valid from 1st January 2025 until 31st December 2026

