

<u>APPLICATION NO:</u>	22/00725/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	45 Cringles Drive, Huyton, Knowsley		
<u>PROPOSAL:</u>	PROPOSED SINGLE STOREY EXTENSION TO THE REAR ELEVATION & THE DEMOLITION OF EXISTING CONSERVATORY.		

Site Description

The application property is located at 45 Cringles Drive, Huyton and is located in an area that is allocated as a Primarily Residential Area. It is a semi-detached dwellinghouse and is red brick facing on its front, side and rear elevations, along with white UPVC windows and doors and a brown, flat, interlocking tiled roof. The property benefits from a porch at the front and conservatory at the rear. The M62 motorway is situated to the rear of the application site.

Proposal

The application seeks permission for the erection of a single storey extension at the rear of the property and the demolition of the existing conservatory. The proposed development would project 3.7m from the rear elevation and would have a width of 3.89m. The proposed development would be served by a mono-pitched roof, the eaves of this roof would measure at a height of 2.58m and the highest point of the roof would measure at a height of 3.74m. The proposed rear extension would also contain a skylight.

Consultations

Tarbock Parish Council - No Comments Received

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

No relevant planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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.

**SUPPLEMENTARY PLANNING DOCUMENTS
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

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

Design

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property, apart from the introduction of grey aluminium bi-folding doors, the proposed development would be situated at the rear and therefore would not be readily visible from a public highway or vantage point and is therefore considered an acceptable development. The proposed development would be served by a pitched roof. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The rear extension will project 3.7m from the rear elevation, and therefore accord with the Householder Development SPD.

The proposed development in terms of form and massing is approximately the same size as the existing conservatory. Therefore, it would not have a significant impact for neighbouring amenities

43 Cringles Drive

No.43 is the attached semi dwelling of the application property. The building line of no.43 is the same as the application site and the front and rear elevation sit in line with no.45. The property benefits from a porch from the front elevation and an extension from the rear elevation. The proposed development would project 3.7m from the rear elevation of both no.43 and the application property and therefore it accords with the Householder Development SPD as it does not project more than 4m from the rear elevation of the existing dwelling. There is also a fence between no.43 and the application site. The proposed development would not have an unacceptable impact on the amenities of the occupants of no.43 and accords with the Householder Development SPD.

47 Cringles Drive

No.47 is a semi-detached dwellinghouse and is situated to the west of the application site. It's front sits marginally further away back in contrast to the application property as the highway follows a gradual curve. The rear elevation of no.47 is also set back further than the application site. No.47 benefits from a porch from the front elevation and a conservatory from the rear elevation. The proposed development would project 3.7m from the rear elevation of the application property and therefore it accords with the Householder Development SPD as it does not project more than 4m from the rear elevation of the existing dwelling. There is also a fence between no.47 and the application property. The proposed development would not have an unacceptable impact on the amenities of the occupants of no.47 and accords with the Householder

Development SPD.

Highways

The proposed development would have no impact on any parking provisions located at the application site. As such, the proposed development would not result in adverse impacts to the public 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

- 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
	PL01 REV B	-	SITE PLANS / LOCATION PLAN
	PL02	-	EXISTING GROUND FLOOR PLAN / ROOF PLAN
	PL03	-	PROPOSED GROUND FLOOR PLAN / ROOF PLAN
	PL04	-	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer:

Reece Black

**Signed Authorising
Officer:**

Mark Quinn

Date:

30/01/2023

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 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

Appendix 1 – Site Photographs







