

<u>APPLICATION NO:</u>	22/00373/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	47 Twig Lane, Huyton, Knowsley, L36 2LE		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION TO CONNECT TO EXISTING SINGLE STOREY REAR EXTENSION		

Site Description

The host property is located on a residential street within a Primarily Residential Area.

The host property is a semi-detached dwelling and is rendered in white to its principal, side and rear elevations. It comprises of white UPVC windows and doors and has a hip roof. The rear aspect of the host property has been previously extended in the form of a two-storey rear extension with the neighbouring property which included a further single storey extension to the rear of the host property. The single storey rear extension includes 1 door to its rear elevation and 1 window to its side together with a gable roof.

The host property is located on a residential street within a Primarily Residential Area.

The property currently benefits from hard standing to provide parking for 2 vehicles.

Proposal

The application seeks permission for the erection of an additional single storey rear extension located to the rear to connect to the existing extension.

As originally submitted the applicant also sought permission for an outbuilding spanning the width of the rear garden. The applicant has decided to no longer progress this aspect of the development and instead submit a further application at a later date. Accordingly, this single storey rear extension will form the basis of this decision.

The proposed single storey rear development has been altered since its initial submission to the Local Planning Authority. The existing part rear extension has a gable roof and it was proposed that this would be extended with an Apex gable window feature. During the course of this application the applicant has since decided to amend the proposals to include a pitched roof instead

The existing single storey rear extension measures 3.14m in width and projects 3.54m in depth. The proposal seeks to extend the rear extension so that it spans the full width of the property at 5.0m by 3.55m in depth. As such, it is considered a relatively minor addition to the property. It would be rendered and include a sliding glazed door to its rear elevation together with a pitch roof measuring 2.3m at the eaves and 3.8m at its highest point.

Consultations

None

Representations

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

Planning History

07/00989/FUL – Erection of two storey extension to the rear of both properties together with a new roof to front porch at no.45 and conservatory to rear of no.47. Granted 20th December 2007.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future

occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to neighbours.

The proposed development would be a further extension to the rear aspect of the property spanning the full width of the rear elevation. It would be rendered finish with glazed doors located to the rear elevation and the roof would be pitched.

It is considered that the design concept for the proposed development is appropriate to the host property and would be faced in materials to match the existing property and are considered appropriate in terms of design and would not be considered an incongruous addition to the host property.

Residential Amenity

No. 45 Twig Lane

No. 45 is the adjoining property. This property shares a two storey rear extension with the host property. However, a further extension as part of the previous grant of planning permission provided for an additional single storey rear extension located at the rear of the host property.

The Householder Development SPD states that single storey rear extensions will generally be considered acceptable if they do not project more than 4m. The proposed extension would essentially infill the remaining space at the rear of the property located at its far side. As it would not protrude beyond the existing rear elevation of the single storey extension it is not considered that no. 45 would be adversely affected by the proposed development given that the perception of built form would remain the same.

St Aloysius RC Church

The host property shares its property boundary with St Aloysius RC Church which is separated by a large car parking area. It is not considered that any adverse amenity issues would be raised by the proposed development.

No other properties would be affected.

Highways

No impacts to highway safety would occur.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 will 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
09.11.2022	003.01	REV 2	LOCATION PLAN
09.11.2022	001.01	REV 2	EXISTING FLOOR PLANS AND ELEVATIONS
09.11.2022	002.01	REV 2	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer: John Fleming

**Signed Authorising
Officer:**

Mark Quinn

Date:

15/11/22

Appendix 1 – Site Photographs

