

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00619/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescot North

PARISH: Knowsley
Parish Council

LOCATION: 29 Berryhill Avenue, Knowsley, Knowsley, L34 0EH

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION,
CREATION OF A FRONT PORCH TOGETHER WITH THE REMOVAL
OF EXISTING OUTBUILDING.

Site Description

The application site is an End terrace house set within an irregular plot at 29 Berryhill Avenue. The site is at the corner of 29 Berryhill Avenue and Longmeadow Road. There are houses to the north, west and south of the site and grassed areas to the east with houses beyond.

Proposal

The proposal is for the erection of a single storey side and rear extension, creation of a front porch together with the removal of the existing outbuilding.

Consultations

N/A

Representations

This application has been publicised by letters sent to 11 neighbours. No objections have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Character of Area

In relation to the character of the area, the side extension would be visible from the streetscene, however it would be single storey only. Whilst the extension would reduce the symmetry and visual harmony of the building when viewed from the side, this is not considered to be significantly harmful enough to warrant refusal. The porch and additional 2nd floor front window are considered appropriate and would not harm the character of the area.

Neighbour Amenity

In relation to neighbour amenity, there would be no harm to 31 as the rear extension would only project 3 metres, (and 3.54 metres beyond 31 which is slightly set back).

This is less than the 4 metres set out in the SPD, Therefore, the extension complies with the Householder SPD. The other changes would also not affect residential amenity.

In relation to number 3 Fountain Road, the second-floor window would be no closer to 3 than the existing first floor window and would not harm privacy.

Overall, the proposal would not result in harm to amenity.

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. Location Plan - (received 19/11/2024).
 - b. Site Plan - (received 19/11/2024).
 - c. Proposed Plans and Elevations – 01 - (received 19/11/2024).

Reason: For the avoidance of doubt.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising
Officer²: **K Foster**

Date: **6 January 2025**

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