

<u>APPLICATION NO:</u>	23/00111/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	77 Longmeadow Road, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A PART TWO STOREY PART SINGLE STOREY REAR EXTENSION TOGETHER WITH A FIRST FLOOR FRONT EXTENSION AND THE CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application property is located at 77 Longmeadow Road, Knowsley Village and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application site is a detached dwelling and is brick facing on its front, side and rear elevations, along with white UPVC on its openings and flat, interlocking rooftiles.

The application site's ground floor front elevation protrudes forward to the rest of the front elevation of the dwelling, and this sits in the front building line of the nearby dwellings.

The application site is sited on the outside curve of the highway. There is an approximate distance of 12m from the front elevation of the property to the highway.

Proposal

The application seeks permission for the erection of a part two-storey and part single storey rear extension together with a first-floor front extension. The proposal would also see internal alterations of a garage conversion into habitable room(s).

This report will focus on the permission of the part two-storey and part single storey rear extension and first-floor front extension as these are the elements of the application which require planning permission.

Although the garage conversion into habitable room(s) has been included in this application. It does not come into conflict with any criteria for Permitted Development and therefore, it would not require full planning permission.

The proposed ground floor rear extension would project out by 3m from the original rear elevation of the dwelling and would have a width of 6.46m. The projection from the south-east side elevation into the rear of the application site would be 4.22m, as this section of the dwelling is set in, in contrast to the rest of the rear elevation. This part would be served by a mono-pitched roof, the eaves of this roof would measure at a height of 2.55m and the highest part of this roof would measure at a height of 3.34m. The ground floor rear elevation would feature patio doors and four skylights in the roof.

The proposed first-floor rear extension would project out by 3.33m and would have a width of

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

9.92m. This would be served by a dual pitched roof and the eaves of this roof would measure at a height of 5.35m and the highest part of this roof would measure at a height of 6.60m. The first-floor rear elevation would feature 3 windows.

The proposed first-floor front extension would project out by 3.27m and would have a width of 3.66m. This would be served by a dual pitched roof, the eaves would measure at a height of 5.29m and the highest part of the roof would measure at a height of 6.15m. This would be a non-habitable room/space and used to create a void for a double height hallway to be utilised by the occupants of the property. The proposed first-floor front extension would also feature a window which would span most of the first-floor front elevation at a height of 1.7m and feature two skylights on the roof.

Consultations

Knowsley Parish Council - No Comments Received

Representations

This application has been publicised by letters sent to 6 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

APP. NO: 74/08704/HIST
PROPOSAL: ERECTION OF PORCH/CLOAK ROOM
DECISION: GRANTED
DECISION DATE: 24 January 1985

APP. NO: 74/11044/HIST
PROPOSAL: ERECTION OF CONSERVATORY TO REAR OF DWELLING
DECISION: GRANTED
DECISION DATE: 24 October 1988

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 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. It also states that for two storey rear extensions of up to 3 metres will normally be acceptable.

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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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 and would be served by two pitched roofs. The two dual-pitched roofs that would be employed have differing pitches to one another, but it is considered given where they are sited and what they would serve, that these are appropriate and respond positively to the dwelling and the character of the local area.

The proposed first-floor front extension would retain and respect the overall style and design of the existing front elevation of the dwelling and the wider character of the residential area. Dwellings close to the application site, such as no's 75 and 81 feature first-floor front extensions and other local dwellings feature ground, single storey front extensions. The proposed development would create a more central and balanced detached dwelling in its design. The proposal would be considered as not being incongruous with the character of the street scene. The application site would also be able to accommodate the proposal as there is an approximate distance of 12m from the front elevation to the highway. The proposal would not break past the existing front building line and there is sufficient distance between the front elevation and the highway. Therefore, the proposed development would not be considered incongruous or out of character in the context of the street scene and subsequently would be considered as being in accord with the Householder Development SPD and Saved Policy H8 and would have an acceptable design.

The proposed development has an acceptable design and is in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that two storey rear extensions would not normally be allowed to come within 7 metres from the rear boundary. It also 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 proposed development would be considered in keeping with the Householder Development SPD and Saved Policy H8.

75 Longmeadow Road

No.75 is the adjacent, detached dwelling and is sited to the east of the application site. The front building line of the property sit in line with the application site's and follow the curve of the highway. The rear building line projects out further by approximately 1m. No.75 features a protruding two-storey front section, a single storey front and side extension and a rear extension. There is also sufficient boundary treatment between the application site and no.75.

The proposed ground storey rear extension would be in accord with the parameters outlined in the Householder Development SPD. The first-floor, rear extension would exceed the 3m parameter as it projects by 3.33m, however it would not breach the 45-degree threshold and therefore would be in accord with the Householder Development SPD and subsequently not have any significant impact on the amenities of no.75.

The proposed first-floor front extension would be in accord with the guidance outlined in the Householder Development SPD and would not be considered as causing any unacceptable obstruction to the outlook of neighbouring dwellings or interfere with any privacy.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

As a result, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.75.

79 Longmeadow Road

No.79 is the other adjacent neighbour, is a detached dwelling and is situated to the west of the application site. No.79's front building line, follows the curve of the highway and remains largely in line with the application sites. The front of the property features a ground floor first floor projection and a rear extension. There is also sufficient boundary treatment between the application site and no.79.

The proposed ground storey rear extension would be in accord with the parameters outlined in the Householder Development SPD. The first-floor, rear extension would exceed the 3m parameter as it projects by 3.33m, however it would not breach the 45-degree threshold and would subsequently not have any significant impact on the amenities of no.79.

The proposed first-floor front extension would be in accord with the guidance outlined in the Householder Development SPD and would not be considered as causing any unacceptable obstruction to the outlook of neighbouring dwellings or interfere with any privacy.

As a result, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.79.

Highways

The application site currently has the space for three off-street parking spaces in the form of hardstanding at the front. The proposed development would not occupy any additional foot space at the front and therefore would not result in any impact to the existing parking provisions or would cause any adverse impact on the highway. The parking provisions would be appropriated for the number of bedrooms at the property also. Therefore, the proposed development would be in accord with the Householder Development SPD and would be acceptable from a highway's perspective.

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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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
16/03/2023	1506_01_01	-	EXISTING PLANS AND ELEVATIONS
16/03/2023	1506_02_02	-	PROPOSED PLANS AND ELEVATIONS
16/03/2023	1506_03_01	-	LOCATION PLAN AND EXISTING/PROPOSED SITE PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

15 May 2023

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



Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report



Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report



Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report



Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report



Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report



Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report



Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

