

<u>APPLICATION NO:</u>	23/02164/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	14 Easton Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING REAR EXTENSION)		

Site Description

The application site is located at 14 Easton Road, Roby and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is rendered facing on its front, side and rear elevations. Along with black UPVC openings and red, interlocking roof tiles.

The property features hardstanding to the front of the dwelling and is partially enclosed by a low, timber and concrete fence. The property currently benefits from a rear outrigger projection.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would project out 3.29m and would have a width of 6.43m. The proposed rear extension would be served by a mono-pitched roof, would measure 2.51m at the eaves and would measure 3.6m at its highest point.

The roof would feature 3 skylights, access doors and a window on the rear elevation and roof of the proposal.

The application would also see the demolition of the existing rear outrigger projection.

Consultations

None Required

Representations

This application has been publicised by letters sent to 6 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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 single storey 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 Householder Development SPD 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.

Design

The existing dwelling is rendered facing, with black UPVC openings and tiled roof. The proposed development would also be rendered facing and would have a pitched roof.

The submitted plans and documents have not included any further details on materials for openings or roof tiles etc for the proposed development. However, a standard condition stipulating that any materials used on the external surfaces of the extension shall match those of the existing building in type, size, colour and texture has been attached. In order to ensure compliance with the conditions of any Planning Permission for this application hereby granted, materials for openings and roof tiles would match and be in cohesion with the materials of any external surfaces of the existing dwelling.

Therefore, the proposed development would be considered to have an acceptable design and be in accord with the Householder Development SPD.

Residential Amenity

12 Easton Road

No.12 is the paired, semi-detached dwelling. The main front and rear building lines sit in line with the application site. No.12 benefits from a small porch extension and a rear extension, which sits roughly in line with the existing rear outrigger of the application site.

The proposed development is in accord with the projection parameters outlined in the Householder Development SPD for single storey rear extensions. The proposed development would surpass marginally past the rear extension of no.12.

There is also sufficient boundary treatment between the rear gardens in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities or privacy of the occupants of no.12.

16 Easton Road

No.16 is the adjacent, semi-detached dwelling. The front and rear building lines of no.16 sit in line with the application site. No.16 features an outbuilding in the form of a small shed, directly adjacent the timber fencing.

The proposed development is in accord with the projection parameters contained in the Householder Development SPD. The proposed development would largely be screened by the existing shed in the rear garden of no.16.

There is also sufficient boundary treatment between the rear gardens in the form of 1.8m timber fencing.

Highways

The proposed development would be sited at the rear and would be considered to not have an effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety and would subsequently be acceptable.

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.

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
04/09/2023	101	-	LOCATION PLAN
04/09/2023	102	-	PROPOSED SITE AND BLOCK PLAN
04/09/2023	201	-	EXISTING PLANS AND ELEVATIONS
04/09/2023	202	-	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising
Officer²: K Foster

Date: 30 October 2023

Informatives

Not applicable.

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