

<u>APPLICATION NO:</u>	25/00196/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	71 St Johns Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 71 St Johns Road, Huyton, and is located within a well established residential area. The application property is a two-storey, semi-detached dwellinghouse and benefits from an existing front porch extension with a lean-to structure with a canopied roof with a linked garage adjoined.

The front garden area comprises grass and vegetation together with patio paving slabs and can accommodate 1 no. vehicle within the curtilage of the dwelling and enclosed by a small brick boundary wall. The private amenity area to the property is provided to the side and rear of the property and enclosed by a 1.8m tall brick wall where the plot of the property runs at a 45-degree angle to the side of the curtilage which runs adjacent a private road accessed off St Johns Road.

Proposal

The proposal is for the erection of a single storey side and rear extension.

The proposed development would have a width (at its widest) of 6.1m with an overall depth of 10.6m.

The front elevation of the proposed side extension would be set-back from the original front elevation by 2.3m. The proposed extension would project past the original rear elevation of the dwelling by 5.6m.

This would be served by a flat roof, which would measure at a height of 2.9m and would incorporate 2 no. rooflights, which would attain a height of 3.1m.

The proposal would include the demolition of the garage and lean-to structure.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No relevant recorded 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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)

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 AND RESIDENTIAL AMENITY

The Householder Development SPD states that *single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.*

The proposed development would be erected 6.8m from the adopted highway and 1m away from the plot boundary at its closest. The width of the side extension is enlarged with a wide form and massing at 5.7m in width, particularly when observed with the original dwellinghouse, however, this has been revised from the original scheme which included an additional side extension and therefore, some of the width of the proposal has been reduced to mitigate its enlarged appearance. The proposed side extension in its width is only slightly greater than the existing canopied lean-to and linked garage and therefore, although a wide side extension, the additional bulk would not be a significantly large, material change from the existing side extensions at the property. Moreover, the set-back and single storey nature of the extension further reduces its visual impact to ensure that the proposal would remain a subordinate addition to the dwelling. There is a 1.8m-2.2m high brick boundary which would screen a large bulk of the proposal and reduce its appearance; the additional bulk created is largely sited at the rear of the extension and contained within the rear garden.

The Householder Development SPD advises that extensions should *normally have a pitched roof for aesthetic reasons, wherever possible, the angle of the pitch of the new roof should match that of the original dwelling. However, flat or lower-pitched roofs may be preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms*

The proposal would be served by a flat roof, which although would contrast with the hipped roof of the original dwelling and would be readily visible in the street scene, would be acceptable in this instance as the nearby properties in the building row all benefit from side extensions which are served with flat roofs. Therefore, although the proposed flat roof is contrary to the Householder Development SPD, it would not appear significantly incongruous or harmful by its design to the locality as there are other flat roofs within the street scene and it would not be considered to warrant a refusal on this particular issue alone.

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. 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. A single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only be permitted if it does not breach the 45 degree rule.

The proposed rear extension would project from the original rear elevation by 5.6m, which exceeds the guidance within the SPD of a 4m rear projection. Although, the proposed rear extension would be erected 6.6m away from the party boundary shared with No.69, this distance would ensure that overshadowing or loss of outlook concerns are not issues for the neighbouring property. Moreover, the proposed rear extension does not breach the 45-degree rule and subsequently, further satisfies the Local Planning Authority that no unacceptable harm to residential amenity by way of would occur because of the proposed development.

The proposed rear extension would contain patio doors to the side elevations, facing the rear garden of No.69. The Householder Development SPD advises *windows should normally be restricted to rear elevations, to avoid overlooking of neighbouring gardens and dwellings*. The fenestration installed would facilitate a view toward the rear garden of No.69, however, the side elevation of the extension would not be erected directly abutting the boundary with a sufficient distance away from the boundary of 6.6m. This, together with the boundary treatment of 1.8m high wall and fence panels, would ameliorate concerns of any unacceptable overlooking and perception of overlooking. Although, there may be a view into the rear garden, the degree of visual intrusion would be limited due to the reasons set out above and therefore, any harms identified would be to an unacceptable degree which would not be considered to sufficient to substantiate a refusal.

The proposed rear projection would be erected 1.4m away from the party boundary shared with No.73 at its closest. No.73 benefits from an outbuilding erected adjacent the boundary, which would screen the majority of the proposal and reduce any dominance and therefore the proposal is not considered to result in any detrimental harm to the occupants of No.73.

The Householder Development SPD stipulates that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.*

The submitted plans demonstrate that sufficient space within the private amenity area would remain useable, although the proposal would come close to the plot boundary at points, at its closest, it would retain a 1m gap and subsequently not result in a cramped appearance. External access to the rear would not be removed and therefore bins can be stored and collected and raises no issues.

No information has been submitted pertaining to the exterior facing materials, however, this will be secured by the standard planning condition for materials used to the exterior to match the existing dwelling and therefore would ensure the proposal coherently integrates with the original dwelling.

HIGHWAYS

The application property currently can accommodate 1 no. vehicles in the curtilage of the dwelling. The existing garage is currently used for storage and not parking,

however, the Householder Development SPD outlines that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such – minimum internal dimensions of 5.5m x 2.75m.

Consideration must therefore be given to the fact that the proposed development would see the loss of an existing parking space within the curtilage of the dwelling and also introduce an additional bedroom, which would result in the property becoming a 4-bedroom house. The Householder Development SPD (Table A) outlines that 4+ bedrooms would require 3 no. parking spaces (off-street).

The application does not contain any parking plan or proposed site plan to outline details of additional parking provisions. However, there is space to the existing grassed front garden area, which could accommodate the additional required space. The Householder Development SPD requires spaces to front drives to contain dimensions of at least 5m x 3m. A condition will be included to ensure that an additional parking space is created to the front garden area and made fully available prior to occupation of the proposed development, should permission be granted.

The NPPF Paragraph 116, stipulates *development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*

It is considered that the as requirements outlined in Table A are maximum parking standards and that a replacement parking space would be created, 2 no. spaces in the curtilage of the dwelling would be acceptable. Taking the above into account, it is the opinion that the proposal would not result in unacceptable parking concerns or highway safety impacts and would broadly comply with the SPD.

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.

- 4) No part of the proposed development, hereby approved, shall be occupied until an area of hardstanding (in addition to the existing within the curtilage) has been laid out in full accordance with this condition:

The hardstanding shall be laid out so that a total area of accessible hardstanding to the front of the dwelling, which shall measure a minimum of 3m x 5m, is provided, both the existing brick front boundary wall shall be partially demolished, and the existing dropped kerb shall be extended to the width of a minimum of 5.7 metres, to allow full access to the hardstanding.

The additional car parking area shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. The parking, together with the driveway retained, shall remain for parking purposes at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/04/2025	v1f//1228662/1649424	-	LOCATION PLAN
03/06/2025	914	REV B	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 12/06/2025

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

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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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 2 It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com should they be minded to extend their dropped kerb to improve access.