

<u>APPLICATION NO:</u>	23/01638/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	16 Keswick Way, Roby, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING REAR CONSERVATORY AND ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH ALTERATIONS TO EXISTING FRONT PORCH		

Site Description

The application site is located at 16 Keswick Way, 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 brick facing on its front, side and rear elevations, along with white UPVC openings and grey interlocking roof tiles.

The property features a small front porch and an existing rear conservatory. At present, waste bins are kept to the front of the property, adjacent the gate to the side elevation of the dwelling. The front garden area of the property is currently expanding the existing hardstanding and have removed a section of the brick-built boundary wall, the remainder of which will be retained.

The property also benefits from a detached garage to the rear of the property, set back approximately 4m behind the existing rear elevation of the dwelling.

Proposal

The application seeks permission for the erection of a single storey and rear extension together with alterations to the existing front porch.

The proposed side and rear extension would be constructed in a 'wrap around' form.

The proposed side extension would project out by 2.44m and would have a depth of 10.96m (this would include the side elevation of the proposed rear extension and would be a cumulative depth.) The proposed rear extension would project out by 2.48m and would have a total width of 7.10m.

The proposed rear and side extension would be served by a hipped roof that would tie in at the corners. The eaves of the proposed roof would measure at 2.58m and the highest point of the roof would measure at 3.37m.

The front elevation of the proposed side extension would feature a window on the front elevation. The rear elevation of the proposed development would feature bi-fold doors.

The existing front porch would be altered. The footprint of the proposed would be slightly increased in contrast to the existing. The proposed porch would project out by 1.46m and would have a width of 2.42m. This would be served by a dual-pitched roof in which the eaves would measure at 2.58m and the highest point would measure at a height of 3.27m.

The proposal would also see the demolition of the existing rear conservatory. The proposed development has seen amendments to revise the front elevation window, so it harmonises with the rest of the fenestration on the front elevation of the dwelling. A timber bin store has also been included in the proposal.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

APP. NO: 21/00045/FUL
PROPOSAL: ERECTION OF A TWO STOREY SIDE EXTENSION
DECISION: GRANTED
DECISION DATE: 13 May 2021

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.

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.

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 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 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.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling. The proposed development would also feature a pitched roof.

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.

The proposed side and rear extension would be considered to be in accord with the design guidance of the Householder Development SPD and Saved Policy H8 as the proposed rear extension would not exceed the 4m parameter outlined in the Householder Development SPD and the side extension would be constructed with

matching materials and would feature a pitched roof.

Overall, the proposal would have an acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

Residential Amenity

18 Keswick Way

No.18 is the paired, semi-detached dwelling to the application property. The front and rear building lines sit in line with one another. No.18 benefits from a front porch extension.

The proposed development would be in accord with the Householder Development SPD guidance and would be considered acceptable. The proposed side extension would be constructed off the gable wall of the application property and would therefore not be readily visible to the occupants of no.18. The proposed rear extension is taller than the existing rear conservatory, however, it has been constructed with a hipped roof; this would ensure that there would be no unacceptable amounts of overshadowing or appearing unduly dominant and would markedly reduce the impact of the rear extension.

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

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have any significant impact on the amenities or privacy of the occupants of no.18.

No.14 Keswick Way

No. 14 is the adjacent, semi-detached dwelling and is sited to the North-East of the application site. The front and rear building lines sit in line with another and the two gable walls of the properties face one another. No.14 benefits from a front porch extension as well as a detached garage that sits parallel to the garage of the application site.

The proposed development would be in accord with the Householder Development SPD guidance and would be considered acceptable. The gable wall of no.14 features a window on the first-floor elevation and is obscured glazed but would not be affected as a result of the proposal given the single storey nature. The proposal would not appear to be unduly dominant.

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

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have any significant impact on the amenities or privacy of the occupants of no.14.

Highways

The proposed development would not result in any changes to the existing parking provisions utilised by the occupants and does not include any additional bedrooms. Subsequently, there is no additional requirement for off-street parking spaces within

the curtilage of the dwelling.

The proposed development would not be considered to have an adverse impact on highway safety or motorists and would be considered acceptable.

Other Issues

The Householder Development states that proposals should ensure that adequate provisions is made / retained for refuse collection and recycling. Extensions which remove access to the rear of a dwelling will only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

The proposed development has seen revisions to the proposals and have incorporated a timber bin storage adjacent to the front elevation of the proposed development. This would provide screening for bins that would be stored to the front of the dwelling and would be in accord with the Householder Development 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/08/2023	KW/ADA/02/A	REV B	PROPOSED FLOOR PLANS AND ELEVATIONS
30/08/2023	KW/ADA/01/A	REV B	LOCATION PLAN, EXISTING AND PROPOSED SITE PLAN AND EXISTING FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **1 September 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