

<u>APPLICATION NO:</u>	22/00774/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	14 Laburnum Avenue, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 14 Laburnum Avenue. The property is a semi-detached dwellinghouse and is located in what is allocated for Housing Development in the development plan. The property is predominately cream rendered on its front, side and rear elevations, with the exception of the bottom of the ground floor, front elevation which is painted brick facing. In addition, it is brown UPVC windows and doors and brown, flat, interlocking roof tiles. The application property benefits from porch at the front as well as a single storey rear extension.

Proposal

The application seeks permission for the erection of a single storey side extension. It would project out from the existing side elevation by 2.4m and have a length of 6.96m. The proposed development would be served by a hipped roof. The eaves of the roof would measure at a height of 2.95m and the highest part of the roof would measure at a height of 3.84m. The roof of the proposed development would also see the installation of a skylight.

The proposed development would also see the demolition of the existing front porch to facilitate the addition of a second off-street parking space.

The previously submitted plans contained parking spaces which were not in accordance with the dimensions outlined in the Householder Development SPD. The amended plans now demonstrate two parking spaces which accord with the dimension requirements outlined in the Householder Development SPD. The previously submitted plans also did not specify whether the hard standing would be constructed with porous materials to accord with the Householder Development SPD. The plans affirm the hard standing will be constructed with porous material, but as the applicant had not finalised the design for the hard standing, it has been secured by a condition also.

Consultations

None Required

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

Planning History

No 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.

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.

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

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

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 single storey side extensions should normally have a pitched roof for aesthetic reasons. But as the roof of the existing dwelling is a hipped roof, the proposal would echo the existing roof and be in keeping with an acceptable design. It would not have a harmful effect on the overall design, would be in keeping with the design and would have a likeness to the angle of pitch of the original dwellings roof. Therefore, it would be considered in accord with the Householder Development SPD and would have an acceptable design.

The existing dwelling is brick built with a rendered finish for the majority of its elevations with brown UPVC windows and tiled roofing. The proposed development would also be rendered facing and include materials which are keeping with those found and to match with the application property. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. The proposed development would be keeping within the guidance of the Householder Development SPD.

No.12

Number 12 is the adjacent property to the east of the application property. The application site and no.12's building lines sit in line with one another. No.12 benefits from a single storey side extension and a single storey rear extension. The rear elevation of no.12's rear extension sits roughly in line with the single storey rear extension at the application property. The proposed development would be erected on the east/south-east side elevation of the application property and would sit flush with the original front elevation. The proposed development would not project any further beyond the main front and rear building lines (and set in 2.85m) from the rear building lines. Subsequently, the proposed development would not be readily visible to the occupants of no.12 as it would not protrude beyond the front and rear elevations. The side elevation of the original dwellinghouse contains a window which faces the gable wall of the application site, which parallels a window located in the same point in the gable wall of the application site. These two windows sit with an approximate gap of 5m. Therefore, because of the proposed development, there may be a moderate loss of light to this window, however, these windows do not serve habitable rooms and would it is considered this would not cause an unacceptable degree of loss of light. The proposed development would not be served by any windows on the side elevation and therefore would enhance the privacy between no.12 and the application site. It is considered overall, the proposed development would accord with the Householder Development SPD and would not cause any significant harm to the amenity or privacy to the occupants of no.12

No.16

No.16 is the paired semi-detached of the application property. The front and rear elevations of no.16 sit in line with the application site. The proposed development would not project any further beyond the existing, main front and rear elevations of both the application site and no.16. It would also be constructed on the east side of the application property and therefore would not be readily visible to the occupants of no.16. Therefore, it is considered that it would not cause any significant harm to the amenity or privacy to the occupants of no.16 and would accord with the Householder Development SPD.

Highways

The property currently has one off-street parking space. The submitted plans outline that the proposed development would see the addition of a second off-street parking space. In addition, the submitted plans show that these allocated spaces would be constructed with porous materials and would therefore accord with the Householder Development SPD and satisfies the Car Parking and Highway Safety requirements. The construction of the hard standing being constructed from porous materials has also been secured by condition as no specific materials were annotated but the plans did evidence the commitment to porous materials. The proposed development would have no adverse impact on the highway.

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 will 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) The parking area shown on plan Site Location Plan shall be implemented and constructed with porous materials and made available for use prior to the first occupation of the extension.

Reason: In order to comply with the Householder Development SPD and Saved Policy H8 in the Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/01/2023	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
20/02/2023	003	-	LOCATION PLAN AND PROPOSED BLOCK PLAN

Signed Case Officer: Reece Black

Signed Authorising Officer: K Foster

Date: 22 February 2023

¹ Reece Black

² _____

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

Appendix 1 – Site Photographs









