

<u>APPLICATION NO:</u>	24/00116/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	73 Tithebarn Road, Knowsley, L34 0EU		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION (DEMOLITION OF EXISTING GARAGE AND CONSERVATORY)		

Site Description

The application site is a semi-detached house and associated garden area on Tithebarn Road. The attached garage to the side which projects approximately 1m forward of the main front elevation of the house has since been converted to a store and utility room. A conservatory attached to the rear would be demolished to allow the proposed works.

Proposal

Planning permission is sought for the erection of a two storey extension to the side of the house and to demolish the garage and conservatory to allow the works. The proposed extension would be 3.3m wide and 7.3m deep (the depth of the original dwelling). The extension would have a pitched roof tied into the roof of the existing house and of the same ridge height. The extension would comprise utility room and sunroom to the ground floor with bedroom extension and en-suite above together with a bathroom. The extension would be brick to the ground floor with render above, the same as the existing house. A distance of approximately 4.8m would be maintained from the gable of the extension to the party boundary with 75 Tithebarn Road.

The application is a re-submission of a planning application approved in 2019 which has not proceeded and the planning permission has therefore expired.

Consultations

Knowsley Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

19/00013/FUL - DEMOLITION OF EXISTING GARAGE AND ERECTION OF A TWO STOREY SIDE EXTENSION. Granted: 02.05.2019.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

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

The current planning application proposes the same development as the previously approved application. As such the principle of development has been established. As there has been no material change in planning policies and guidance the design and amenity considerations (both visual and residential amenity) can be considered acceptable. The parking would as in the previous application, remaining as existing, and can therefore be considered acceptable. The front garden area is large so there would be sufficient space to lay out another parking space if required.

Conclusion

The proposal is for the same development at the same site as a planning application granted planning permission in 2019, and is a re-submission of that application due

to the planning permission expiring as the approve works have not commenced within 3 years. The application is acceptable in design and amenity impacts and complies with planning policies; the application is recommended for approval with the same conditions as the previous planning approval.

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
05/03/2024	-	-	LOCATION PLAN
05/03/2024	-	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **9 May 2024**

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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