

<u>APPLICATION NO:</u>	23/00389/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	NA
<u>LOCATION:</u>	4 Domar Close, Southdene, Kirkby, Knowsley, L32 9QR		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF A SINGLE STOREY REAR ORANGERY		

Site Description

The application site is a Semi - Detached house in a residential area. The site is situated on Domar Close.

Proposal

The proposal is for the demolition of existing conservatory and erection of a single storey rear orangery. The extension would project around 4 metres at the rear and would be around 6.8 metres wide.

Consultations

N/A

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

A previous application was approved for a two-storey side extension (96/00679/APP – approved 15/04/1997). This means that the current application is not eligible for the prior approval process as the proposed extension would join the side extension and they would have a width of over half the original house.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Neighbour Amenity

In relation to 6, the extension would be set back around 2.5 metres away from the boundary. The extension would be further away from 6 than the existing conservatory. Also, the extension would only extend 4 metres long which is acceptable in principle in accordance with the Householder SPD.

In relation to 2, the extension would only extend 4 metres at the rear which is acceptable in principle in accordance with the Householder SPD. In addition, there is a high wall along much of the boundary which the extension would only extend slightly further beyond.

Conclusion

The proposal would be acceptable in relation to Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-
 - a. Location Plan - (received 17/04/2023).
 - b. Plans and Elevations (DOMA01-1) - (received 17/04/2023).

Reason: For the avoidance of doubt.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

27 June 2023

Informatives

N/A

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

Appendix 1 – Site Photographs





