

<u>APPLICATION NO:</u>	23/01179/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	Gentwood News And Convenience Store, 5 Gentwood Parade Kingsway, Huyton, Knowsley, L36 2QB		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION AND INSTALLATION OF EMERGENCY STAIRCASE		

Site Description

The application site is an end terrace property within a local shopping parade. The site is surrounded by other shops to the northwest and by residential properties to the west and southeast with a small alleyway between the site and the neighbouring dwelling. The shop faces northeast onto Kingsway.

Proposal

The proposal is for the erection of a single storey rear extension and installation of emergency staircase.

Consultations

N/A

Representations

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

Planning History

Several applications have been approved at the site however these are not directly relevant to the application site.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Street Scene

The changes would take place at the rear so would not be readily visible. Overall, there would be no harm to the street scene.

Neighbour Amenity

4 Gentwood Parade

In relation to 4 Gentwood Parade. The extension is less than 4 metres in height and there is a similar rear extension at no 4. Therefore, there will not be any harm to 4 Gentwood Parade.

5 Gentwood Parade (Flat)

In relation to the first floor flat at 5 Gentwood Parade, the extension would be 3.9 metres high and would not obstruct views from the rear windows. It will allow access to the first floor flat from the rear. Therefore, there will be no harm to amenity.

4 Kingsway

In relation to the 4 Kingsway (to the south east) there would be no harm to amenity as the extension and stairs would be located away from the boundary due to the presence of a small alleyway between the site and number 4.

5 Gentwood Road

In relation to (5 Gentwood Road). The extension would be no further forward than the neighbouring single storey extension at no 4 Gentwood Parade, Due to the orientation of the plots, it would be slightly further away from 5, than the existing extension of 4 Gentwood Parade. (The extension would be around 9.18 metres from the rear of 5 Gentwood Road). The extension would be single storey with a height of 3.9 metres and there would be no rear windows. Overall, it is considered that there will be no harm to amenity of no 5 Gentwood Road.

7 Gentwood Road

In relation to 7 Gentwood Road, this would not directly face the extension, however, it would be 11.5 metres away. This is similar to the New Housing standard of 12 metres for blank walls. However, the 12 metre standard applies to two storey extensions whereas the current application is single storey, therefore a distance of 11.5 metres is considered acceptable. The extension would be single storey with a height of 3.9 metres and there would be no rear windows. Overall, there would be no harm to the amenity of 7.

9 Gentwood Road

In relation to 9 Gentwood Road, this would not directly face the extension and would be over 14 metres away from the extension. Overall, there would be no harm to the amenity of 9.

The staircase will not harm the privacy of neighbours. The use of the extension for storage would also not harm the amenity of neighbours. Overall, there would be no harm to amenity.

Conclusion

The proposal would be acceptable in relation to Street scene and 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. Proposed Plans – 04 - Rev A - (received 24/08/2023).
- b. Proposed Elevations – 05 - Rev A - (received 24/08/2023).
- c. Proposed Section – 06 - Rev A - (received 24/08/2023).
- d. Proposed Location Plan – 07 – Rev A (received 24/08/2023).
- e. Proposed 3D View – 08 – Rev A (received 24/08/2023).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

2 October 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