

<u>APPLICATION NO:</u>	24/00215/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	10 Walpole Avenue, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH ERECTION OF A SINGLE STOREY REAR EXTENSION AND DEMOLITION OF EXISTING OUTBUILDING AND REAR CANOPY		

Site Description

The application relates to a semi-detached house and associated garden curtilage. The house faces a sharp bend in the road and the pair of semi-detached houses are angled as a result differently to the pairs of houses either side to reflect this. There is a large tamaced area adjacent the pavement to the front of the house due to the road bend. The property has a semi-mature tree in the front garden adjacent the front boundary. The area is characterised by two storey semi-detached and terraced houses.

Proposal

The application is for a two-storey extension to the side of the house and a single storey extension across the rear of the house. An existing detached store on the boundary would be demolished.

The two-storey extension would be the depth of the house at ground floor and set back 1m from the front of the house at first floor. The extension would comprise extension to kitchen and a study on the ground floor with bedroom and bathroom separated by an extension to the landing for access. The roof would be hipped into the existing hipped roof with a ridge approximately 0.3m lower than the ridge of the main roof. The projecting part of the ground floor would have a sloping roof. There would be a distance of approximately 2.5m from the front of the gable of the two storey extension to the party boundary with 12 Walpole Avenue narrowing down to close to very close to the boundary at the rear due to the shape of the residential plot.

The rear extension would be across the rear of the existing house and have a depth of 2.7m. The extension would have a sloping roof with two rooflights and bifold doors on the rear. The extension would comprise a lounge.

The area of hardstanding at the front is to be increased to allow two cars to park.

Consultations

Whiston Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 14 neighbours. No representations have been received.

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 application is for extensions to a house in a residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The design of the extensions is satisfactory and in character with the existing house.

The two storey side extension would be the 2.5m wide; at ground floor level the extension would be the depth of the existing house whilst at first floor level the extension would be stepped in 1m at the front. The roof would be hipped and tied into the existing hipped roof, with the ridge approximately 0.3m lower than the existing ridge height. The extension would comprise a stud with W.C off and an extension to the kitchen on the ground floor with a bedroom and bathroom split by an extension to the landing to provide access on the first floor. There are two small windows on the side elevation of the proposed extension, one to a W.C on the ground floor and one to a landing extension on the first floor.

The rear extension is 2.7m deep and would not impact adversely the outlook of the adjoining house, 8 Walpole Avenue. There is a landing window on the gable of the other neighbouring house, 12 Walpole Avenue, which also has a single storey extension on the side with pitched roof, and the outlook of that property would not be affected to any great degree.

The proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general.

Due to the distance of the front of the two storey extension to the party boundary, and the juxtaposition of the application dwelling with that neighbouring property being set at an angle to it, no terracing effect would take place.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8.

Highways Considerations

There was one in-curtilage parking space which is to be increased to two parking spaces, and in addition there is the area of tarmac to the front of the property that can be used (and is used) for parking without hindering the use of the pavement. The bins could be stored adjacent the front part of the two storey extension. The parking would be improved, and no other highways issues are raised.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8.

Residential Amenity Considerations

The application is for extensions to a house in a residential area and raises no residential amenity concerns. The proposal would not cause any loss of privacy or cause overlooking issues.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8.

Conclusion

The proposal is satisfactory in design and would not adversely impact the visual and residential amenities of neighbouring properties or the wider area. The parking would be increased, and the proposal does not raise highway safety concerns. The application complies with planning policies and is recommended for 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 Policies CS2 and 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.

- 4) The extended area of hardstanding for car parking as shown on the Proposed Plans and Elevations drawing referenced Drawing Number 1.2 Rev C shall be installed prior to the first use of the two storey side elevation hereby permitted. The parking area shall be hard surfaced, and the extended parking area shall be made available for its intended use at all times thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/04/2024	1.3	REV B	LOCATION PLAN AND SITE PLANS
26/04/2024	1.2	REV C	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Alan Kilroe

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

Date:

14 June 2024

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

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