

<u>APPLICATION NO:</u>	23/02745/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	57 Ormskirk Road, Knowsley Village, Knowsley, L34 8HB		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY REAR EXTENSION (DEMOLITION OF SINGLE STOREY REAR EXTENSION)		

Site Description

The application site is a large, detached house in a residential area at 576 Ormskirk Road. It is a corner plot situated at the intersection of Ormskirk Road and Quakers Meadow. The site is surrounded by other housing in all directions except for the east which faces a minor road and undeveloped grassland.

Proposal

The proposal is for the erection of a two-storey rear extension (demolition of single storey rear extension).

Consultations

N/A

Representations

This application has been publicised by letters sent to 4 neighbours. No objections have been received.

Planning History

Previous applications have been approved at the property for a 6ft high fence (74/00859/HIST – approved 15/08/1975) and extensions to garage and new single storey rear extension and roof alterations (94/00325/APP – approved 25/07/1994).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Character of Area

The proposal would result in changes to the elevations which would be visible from Quakers Meadow. Originally the proposed extension would have been higher than the existing first floor extension and the ridgeline of the main dwelling. However, the application has been amended to reduce the height of the roof to be in line with the ridge heights of both. As a result, the proposal would be acceptable in terms of visual appearance and impact on the character of the area.

Neighbour Amenity

55 Ormskirk Road

In relation to 55 Ormskirk Road, the extension would fill in the rear of 57 and result in the same rear length across most of the dwelling.

The length of the extension would be around 7.1 metres beyond the rear of 57 and around 7.4 metres beyond 55 (as it is slightly further back). However, the extension would be around 6 metres from the nearest habitable room window as the nearest window of 55 appears to be a non-habitable room window.

The Householder Development SPD states the following:

- Two storey extensions of up to 3 metres will normally be acceptable.
- Extensions beyond 3 metres will only be acceptable if they do not breach the 45-degree rule (see section 6). In addition, where the properties are attached and the neighbouring dwelling has no extension adjacent to the boundary, any first-floor element of an extension beyond 3 metres should be set in from the party boundary by a minimum of 1m.

The extension does not comply with the 45-degree guideline, however, as the nearest habitable room window is around 6 metres away from the extension, this is an unusual situation not foreseen in the guidance, due to the very large plots of houses in the area. This distance reduces any harm to acceptable levels. Additionally, the proposed extension is to the north of the neighbouring property so will not cause any loss of sunlight or overshadowing of the neighbouring property.

A 4-metre first floor rear extension with a 1 metre set back from the boundary is generally acceptable in principle. The current extension would be another 3 metres at the rear but would be another 5 metres away from the neighbour. Therefore, it is considered that the proposed extension would be less harmful than a 4-metre rear extension set 1 metre from the boundary.

Overall, the extension would not result in significant loss of light and outlook to the main habitable rooms of 55.

Other Dwellings

The extension would be further away from other dwellings and would not cause harm to their amenity.

Overall, it is considered that there would not be significant 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 Elevations and Site Plan - 03 - Rev A (received 4/01/2024).
- b. Proposed Floor Plans 02 - (received 15/11/2023).

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:

5 January 2024

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