

APPLICATION NO: 24/00609//FUL **CASE OFFICER:** Reece Black

WARD: Swanside **PARISH:**

LOCATION: 53 Thingwall Hall Drive, Roby, Knowsley

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION
(DEMOLITION OF CONSERVATORY)

Site Description

The application site is located at 53 Thingwall Hall Drive, Roby and is situated within an area that is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is a combination of brick and render facing to its front and side elevations and brick facing on the rear elevations. The openings are brown UPVC, and the roof comprises brown, interlocking tiles.

The property currently benefits from a two-storey rear extension, a single storey rear extension (conservatory) and a single storey side and rear extension which serves as a garage (store) and utility.

The rear garden spans a depth of approximately 12m. The front garden area comprises largely of block paving and is bounded by a low height brick boundary wall and hedging. Refuse bins are stored within the front garden area.

The front elevation of the property is orientated facing the south-east. The application site is located in a street scene which comprises other semi-detached dwellings.

Proposal

The application seeks permission for the erection of a single storey rear extension.

The proposed development would display a footprint largely similar to the existing conservatory, of which it would replace; the cardinal difference would be the existing conservatory has chamfered corners, whereas the proposed development would be squared off.

The proposed rear extension would have a projection of 3.28m and span a width of 5.04m. This would be served by a flat roof which would measure 3.4m at the eaves (when measured from the immediately adjacent patio) and 3.85 at the tallest, which would be a glass lantern.

Openings inserted to the proposal would be installed rear elevations, which would include bi-fold doors and a full height window.

The application originally applied for permission to convert the existing garage to form a habitable room. The Local Planning Authority does not hold any record to evidence that Permitted Development Rights have been removed from the property.

As there would be no enlargement to the footprint of the garage works would include replacing the garage door with matching fenestration and infill brickwork, this would not require Planning Permission. Consequently, this has been removed from the application and the description of development amended to reflect this.

The proposal would see the demolition of the existing conservatory.

Amended plans were submitted to demonstrate that the existing and proposed windows on the original dwelling and proposed development would be grey.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO: 74/01281/HIST
PROPOSAL: 53 THINGWALL HALL DR HUYTON :- DINING ROOM AND KITCHEN EXTN ALTER KITCHEN TO UTILITY ROOM
DECISION: GRANTED
DECISION DATE: 4 May 1977

APP. NO: 99/00479/APP
PROPOSAL: ERECTION OF CONSERVATORY TO REAR OF DWELLING
DECISION: GRANTED
DECISION DATE: 6 December 1999

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a

- disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
 - c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
 - d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
 - e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing with brown UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling and would emulate the design. The proposed development would feature grey UPVC openings; this will also be applied to the property, so all openings would feature grey UPVC. Amended plans have been received along with an email from the agent to confirm this. This would also be covered by the standard Planning Condition, for the avoidance of doubt. Therefore, the materials would be considered acceptable.

The proposal would be served by a flat roof would be a contrast to the otherwise pitched roofs found at the property, it would be acceptable. The proposal would be to a single storey rear extension and would therefore not be readily visible from the street scene and would be contained to the rear private garden.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that sufficient space would remain usable and would not result in a cramped appearance.

As existing, bins are stored within the front garden area. There would be no change to this, and the existing refuse bins storage would remain accessible.

Overall, the proposed development would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The proposed development would comply with this and would be acceptable.

No.51 is the paired, semi-detached dwellinghouse. The original front and rear elevations of the properties sit parallel to one another. No.51 benefits from a single storey side extension and a part two-storey and part single storey rear extension. The existing conservatory is sited adjacent the common boundary between these two properties.

The proposed development would occupy a very similar footprint, albeit with a squared footprint instead of the chamfered corners of the conservatory. The proposal overall would not be deemed to result in any significant materially different impact. Overall, the proposed development would accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.51.

55 Thingwall Hall Drive

No.55 is the adjacent dwelling; the two gable walls of the properties face one another.

The proposed development would be screened by the two-storey rear extension at the application property and would not be readily visible to the occupants of No.55. The proposal would not be deemed to have any material impact on No.55.

Overall, the proposed development would accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.55.

No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity as a result of the proposed development.

Highways

The proposed development relates to a rear extension of the property and would not impact on any existing in-curtilage parking provisions. The proposal would not materially impact on the number of bedrooms at the property and would therefore not raise any highway concerns for parking or highway safety and would be acceptable.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

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
13/11/2024	THD-002	-	EXISTING AND PROPOSED FLOOR PLANS
10/12/2024	THD-003	REV B	EXSITING AND PROPOSED REAR AND SIDE ELEVATIONS
10/12/2024	THD-004	REV B	EXSITING AND PROPOSED FRONT AND SIDE ELEVATIONS
10/12/2024	THD-001	REV B	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLANS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **11 December 2024**

Informatives

Not applicable.

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

