

Regeneration and Economic Development Department

APPLICATION NO: 22/00471/FUL

APPLICANTS: Ms Wilson

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION
(DEMOLITION OF SIDE AND REAR EXTENSION)

LOCATION OF SITE: 54 Acacia Avenue, Huyton, L36 5TP

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. One representation has been received. It is neither a letter of support or objection and seeks clarity over construction hours. It is not considered appropriate to impose a condition of this planning application given it is a minor application relating to the extension of a dwelling house. The applicant has since confirmed that demolition and construction will take place during working hours. Should works take place outside of working hours beyond an acceptable degree then Environmental Health can be contacted to investigate the matter.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the construction of a single storey side and rear wrap around extension located at 54 Acacia Avenue.

The proposals would provide a utility room and playroom/study located at the side extension. The rear extension will provide an enlarged kitchen/dining/living area.

RELEVANT PLANNING HISTORY

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

No relevant planning history associated with the site.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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.

DESIGN

Side extension

The existing host dwelling benefits from a single storey garage located at the side of the property which contains a flat roof and small brick parapet wall. The existing garage will be demolished.

The existing property has a stepped principal elevation. The single storey side extension of the proposal would sit parallel to the existing principal elevation and would span a width of 2.3m and project a depth of 12m wrapping around the original dwelling house. The side extension would be served by a small pitched roof contained by a parapet wall to the rear beyond which would be a flat roof. The roof would measure 2.5m at the eaves and 3.5m at its highest point.

The principal elevation would contain 1 window serving the study room.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours whilst providing sufficient parking spaces.

The SPD states that extensions should normally have a pitched roof for aesthetic reasons. In this instance, whilst a pitched roof running the length of the side extension would be preferred, due to two storey side extension at no.56 the pitch would not be visible from the public highway. The addition of a

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

small pitched roof and parapet wall is therefore considered acceptable as it give the perception of a pitched roof at the principal elevation and would obscure the flat roof sitting behind the parapet wall.

It is considered that the proposed works relating to this aspect of the development respond positively to the appearance of the host dwelling and neighbouring properties and is therefore in keeping with the design characteristics of the street scene.

Single Storey Rear Extension

This element of the proposed development would project 4m in depth from the original dwelling house and span a total width of 8.3m. The rear elevation would include bi-folding doors to its rear elevation and would be served by a flat roof incorporating roof lantern measuring 3m at the eaves and 3.3m at its highest point.

Whilst the proposed roof is flat in terms of design and would not be in strict accordance with the Householder Development SPD, the SPD allows for a degree of flexibility if it can be justified in design terms. The proposed flat roof would be served by 1 low lying roof lantern which would provide a contemporary element in terms of design and is therefore considered appropriate. Given it is located at the rear of the property it is not visible from the public highway and would therefore not have any adverse effects on the character of the host dwelling, nor the wider street scene given its location at the rear of the property and is therefore considered appropriate in terms of design.

Materials and Finish

The proposed development would be faced in materials to match the existing property and is therefore considered to be in keeping with the property and would not appear incongruous or inconsistent within the wider street scene. The design of the proposal is therefore acceptable in character in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more than 4m from the rear elevation.

Impact on no. 52

The existing single storey rear extension measures 1.6m from the rear elevation of the original dwelling house and will be replaced by an extension projecting 4m in depth and is therefore within the tolerance set by the SPD. The neighbouring property at no.52 has been previously extended in the form of a conservatory which contains obscured glazing to its side elevation facing no. 54. The proposed extension would sit parallel to the rear elevation of no.52's conservatory. As such, it is not considered that the proposed development would adversely affect the residential amenity in relation to this property.

Impact on no. 56

The proposed development would project roughly 2.35m from the rear elevation of no. 56. Due to the tall boundary wall which measures 2.1m in height the development would be largely obscured by the boundary wall. Given the existing garage and existing rear extension and that the proposed works would only project 2.35 beyond the neighbouring extension it is not considered that development proposals as submitted would adversely affect the neighbours at no. 56.

Given the scale of the extension it would not appear to be unduly overbearing in relation to neighbouring properties nor would the rear aspect significantly affect the outlook or levels of light to adjacent neighbouring properties. The development proposals are therefore considered appropriate and would not lead to adverse effects to residential amenity.

No other properties are considered to be effected by the development proposals.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

HIGHWAYS

The proposed development would not have adverse impact on public highway.

OTHER ISSUES

None.

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 will 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
03.08.2022	01.07	REV A	LOCATION PLAN AND EXISTING/PROPOSED SITE PLAN
03.08.2022	01.04	REV B	PROPOSED ELEVATIONS
03.08.2022	01.02	REV B	PROPOSED FLOOR PLAN

J Fleming
13.09.2022

Alan Kilroe
14 September 2022

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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