

<u>APPLICATION NO:</u>	23/00387/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Roby	<u>PARISH:</u>	NA
<u>LOCATION:</u>	4 Yew Tree Road, Huyton, Knowsley, L36 5UQ		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR SIDE EXTENSION		

Site Description

The application site is a Semi - Detached house in a residential area. The site is situated on Yew Tree Road, Huyton. There is a variety of extensions in the street scene including a two-storey side extension. The site is opposite a wooded recreational area. There is an existing single storey side extension at the dwelling.

Proposal

The proposal is for the erection of a first-floor side extension. This would be set back from the front wall by 1 metre. The first-floor extension would be around 2.3 metres wide and extends towards the rear. The extension would create an additional bedroom and office at first floor level.

Consultations

N/A

Representations

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

Planning History

A previous application for a single storey side and rear extension (following demolition of conservatory) was approved (11/00035/FUL – 19/10/2011).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Street Scene

The extension has been amended to set back the first floor from the front by 1 metre. This now complies with guidance and is considered acceptable.

The roof would also be pitched like the existing roof. Therefore, the proposal is in accordance with the Householder Development SPD. Overall, there would be no harm to the street scene from the proposal.

Neighbour Amenities

In relation to 6, the extension would take place on the opposite side of the house so

the amenity of 6 would not be affected.

In relation to 2. There are side windows on the side of 2 at ground and first floor level, however, these are not main habitable room windows. Therefore, there would not be significant harm to residential amenity from the proposal.

Highway Safety

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would increase the number of bedrooms from 3 to 4. There is currently 1 parking space at the property, this would increase to 2 as shown on the plans. This is slightly less than the 3 normally required, however, the shortfall would be minor (1 space) and the road is a minor road (rather than a busy main road). The proposal would increase the ratio of parking spaces to bedrooms from 1/3 to 2/4 and therefore would represent a slight improvement over the existing parking provision. Therefore, it is considered that any harm from lack of parking would not be severe enough to warrant refusal and that the application complies with NPPF para 111.

Conclusion

The proposal would be acceptable in relation to Street scene, Neighbour amenity and highway safety. 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 - 002 - (received 26/05/2023).
 - b. Proposed Site Location – 003 -(received 26/05/2023).

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: To ensure the appearance of the extension is acceptable

4) Parking Spaces

The extension shall not be occupied until 2 parking spaces have been laid out and made available for use in accordance with the approved plans (Site Location Plans – 03 – received 26/05/2023). The spaces shall be retained thereafter.

Reason: In order to ensure sufficient parking spaces.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>9 June 2023</u>

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

Appendix 1 – Site Photographs





