

<u>APPLICATION NO:</u>	24/00475/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	7 Green Way, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION.		

Site Description

The application site consists of an end terraced 3 bedroomed house and associated garden area on Green Way. The house is rendered and situated at the end of a terrace of 4 houses, with a wide mostly hard surfaced garden at the front and side. There is a single storey outrigger comprising a bathroom on the rear of the house, which appears to have been erected under permitted development rights. The area is primarily residential and characterised by terraced housing. There is open space between 7 Green Way, the application property, and 31 Green Way.

Proposal

The proposal is for the erection of a two-storey extension to the side of the house. The extension would be set back at first floor level at the front of the extension. The extension would have a width of 3.35m, with a ground floor depth of 7m, the depth of the original house, and a first-floor depth of 6.55m. The extension would have a hipped roof ridged into the hipped roof of the existing house, with a ridge height approximately 0.2m lower than the main ridge. The projecting part of the ground floor part of the extension would have a sloping roof.

The extension would comprise a lounge and dining room to the ground floor with two bedrooms and landing extension above.

Consultations

None required.

Representations

This application has been publicised by letters sent to 15 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 proposal is for an extension to a house in a primarily residential area and is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design is acceptable and broadly in character with the existing house. The property is an end terraced house with open space to the side and therefore the set back of 0.45m at first floor level is acceptable, as would no set back be acceptable as setbacks are required to alleviate terracing effects of extensions to semi-detached dwellings. The proposal would not impact on the outlook of properties and would not be detrimental to the visual amenities of neighbouring properties or have adverse impact on the street scene.

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

Highway Considerations

With the extension the house would be 5 bedroomed which in accordance with Council parking standards requires 3 parking spaces. The front side garden of the property is wide and hard surfaced with sufficient space for the parking of 3 or more

cars and as such parking is not an issue. The proposal raises no highways safety issues

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 have little or no more impact on the highway than currently exists. As such in terms of the NPPF the application is acceptable.

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

Residential Amenity Considerations

The application seeks permission for the erection of a two storey extension to a house in a residential area and raises no residential amenity concerns. There are no privacy or overlooking issues.

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

Conclusion

The proposed extension is acceptable in design and the proposal would not be detrimental to the visual amenities of neighbours or the locality. No highways or residential amenity concerns are raised. The application complies with planning policies and is therefore 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) Notwithstanding any submitted details 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. For the avoidance of doubt the external walls shall be rendered to match the existing house.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/09/2024	002	-	PROPOSED PLANS AND ELEVATIONS
12/09/2024	003	-	SITE AND LOCATION PLANS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **5 November 2024**

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

