

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	22/00530/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	37 Longmeadow Road, Knowsley Village, Knowsley, L34 0HN		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application site is a Detached house in a residential area.

Proposal

The proposal is for the erection of a two storey side and rear extension together with the erection of single storey rear extension and the conversion of garage to form habitable room.

Consultations

N/A

Representations

This application has been publicised by letters sent to 7 neighbours. 1 objection has been received consisting of the following points.

- The current first floor rear windows already overlook / look directly into our kitchen and family room.
- We have a dividing hedge which is around 12ft tall but as number 37 is on raised ground you can see over the hedge as it currently stands and by moving these windows 3 metres closer to our property we will lose most if not all of our privacy.
- The proposal would result in loss of light as the extension will block the light that reaches the property from between the two houses.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Street Scene

The design of the two storey side is considered acceptable as it would be set in from the boundary with No 35 Longmeadow Road by 1 metre to avoid terracing. Therefore, the proposal complies with para 7.2 of the Householder Development SPD. The roof would also be pitched like the main dwelling. The garage conversion would also be acceptable with only minor changes. Overall, there would be no harm to the street scene.

Neighbour Amenity

In relation to 39, there would be no harm to amenity as the extension would be set away from the boundary and there is no side window at first floor level.

In relation to 35, there would be no harm to amenity as 35 is set back further than 37 and the extension would not extend beyond the existing rear elevation of No 35. In addition, there are no main habitable room windows on the side of 35 that would be affected by the proposal.

In relation to other properties at the rear (including 8 and 10 Whitegate Close).

Appendix 4 of the council's New Residential SPD requires a distance of 22 metres between new and existing dwellings. An additional 3 metres are required for each additional storey above 2. The properties of 8 and 10 are lower in height than 37.

The dwelling of 37 is currently 30 metres away from the rear of both 8 and 10. With the rear extension, this would reduce to 26 metres. Even if an additional 3 metres were added to the standard 22 metres due to the difference in ground levels, the proposal would still exceed this. The property would narrow the gap between 37 and 35 Longmeadow Road which would reduce the amount of light received by 10, (this would be mostly in the winter when the sun is low in the sky). Whilst this is a relevant consideration, given the large distances between the dwellings, there would not be significant loss of light. Therefore, as a result, whilst there would be some loss of light, privacy, and outlook for the occupiers of 8 and 10, the level of harm would not be significant enough to warrant refusal.

Highway Safety

There is more than sufficient parking at the property with sufficient space for at least 4 parking spaces. Therefore, there would be no harm to highway safety.

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. Location Plan- (received 29/08/2022)
- b. Plans and Elevations 1010-A1 (Rev A) - (received 05/10/2022)
- c. Block Plan (1010-A4) - (received 05/10/2022)

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 Officer:

Andrew Hunt

**Signed Authorising
Officer:**

Mark Quinn

Date:

29/11/2022

Informatives

N/A

Appendix 1 – Site Photographs

