

<u>APPLICATION NO:</u>	24/00458/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	14 Thingwall Avenue, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION.		

Site Description

The application relates to a two-storey semi-detached dwelling at no.14 Thingwall Avenue, which has an existing single storey detached garage. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP).

Proposal

The proposal seeks to erect a single storey side and rear 'wraparound' extension, following the removal of the garage. The proposal would project 2.328m from the side wall and 4.95m from the rear wall. It would have a total width of 8.878m and a total depth of 8.202m. It would comprise of a hipped roof design with 5no. rooflights, with a maximum height of 3.975m. It would accommodate a utility room and an open plan kitchen/dining/living room. To the front elevation, a glazed door will be installed, with the rear elevation to feature 2no. windows and a sliding door. The proposal will be finished in matching brickwork to the walls, dark grey concrete roof tiles and white uPVC windows and doors.

Consultations

None required.

Representations

This application has been publicised by letters sent to 12no. neighbours. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 UDP, 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development Within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDS)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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 main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Proposed Single Storey Side Extension

The proposal would be finished in materials which will match the original dwelling and will also comprise of a matching hipped roof. The proposal is also deemed to be a proportionate addition, and no openings are proposed to the side elevation. The proposed single storey side extension would therefore accord with the guidelines under Part 7.3 of the Householder Development SPD.

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project beyond the 4m threshold. However, when taking a 45-degree line from the mid-point of no.12 Thingwall Avenue's nearest rear habitable room window, the proposal would not intersect with this line. The single storey rear extension would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.12 Thingwall Avenue

No.12 is the adjoining semi-detached dwelling, and the proposed rear extension will

be sited close to the shared boundary with this property. However, there are no openings proposed to the side elevation facing towards no.12 and therefore, the impact in terms of loss of privacy or direct overlooking will be minimal. As detailed above, the proposal would also not intersect a 45-degree line with no.12, which would avoid any harmful impacts in terms of overshadowing, loss of outlook or loss of privacy. It is also not considered that the proposed side extension would have an impact upon residential amenity to this neighbour, given that it would be screened by the application property and the proposed rear extension.

No.16 Thingwall Avenue

No.16 is the dwelling to the northeast and the proposed extensions will be sited close to the shared boundary with this property. However, there are no openings proposed to the side elevation facing towards no.16 and therefore, the impact in terms of direct overlooking will be minimal. The proposal would also feature a hipped roof, would be well screened by the existing fencing and is considered to have a similar relationship as the existing detached garage (to be demolished). The proposal's impact in terms of loss of light and overshadowing is therefore viewed as being minimal.

No.23 Thingwall Hall Drive

No.23 is the adjacent dwelling to the rear. The proposal will feature a set of glazed sliding doors and 2no. windows to the rear elevation, which will face towards no.23. However, these will be distanced over 9.5m away from the shared rear boundary and the existing 2m high fence and mature trees would provide screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings.

No.7 Thingwall Avenue

No.7 is the opposing neighbour to the front of the site. It is not considered that the proposed rear extension would have an impact upon residential amenity to this neighbour, given that it would be fully screened by the application property and the proposed side extension. The proposed side extension includes a door to the front which would face towards no.7. However, this would be screened by a 7ft high timber gate and a sufficient distance of over 14m would be provided. It is also not considered that the proposed window would have any, greater significant impact than the existing front elevation openings. Therefore, any impact in terms of direct overlooking or loss of privacy will be limited.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extensions will appear proportional and subordinate to the main dwelling. The proposed side extension would be visible from Thingwall Avenue. However, it would be well set back from the main front elevation and would be screened behind a 7ft timber gate. There are also many properties within the vicinity which feature single storey side and rear additions, and the proposal is deemed to appear in keeping with the character of the surrounding developments. Matching materials are also proposed, as well as a matching hipped roof. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The application property would remain as a 3no. bedroom dwelling. The hard surfacing to the front will be retained for the parking of 1no. vehicle. The proposal would, therefore, fail to achieve the parking standards contained within Appendix A of the Ensuring a Choice of Travel SPD, which requires 2no. spaces for a 2/3no. bedroomed dwelling. Notwithstanding this, the lack of off-street parking provisions is an existing situation, and the site is located within a sustainable area, within walking distance to Broad Green railway station and nearby bus stops. On-street parking is also possible along Thingwall Avenue. As such, on balance, the proposal is considered to have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposed side extension would maintain a 1m gap to the side for the storage of waste and recycle bins. The proposal is therefore deemed to be acceptable in terms of waste management, in accordance with the Householder Development SPD.

Conclusion

The principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
29/08/2024	DR001	P02	Location Plan
27/09/2024	DR002	P03	Proposed Plans

Signed Case Officer¹: **Kim Vo**

Signed Authorising
Officer²: **K Foster**

Date: **15 October 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

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