

<u>APPLICATION NO:</u>	22/00621/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	
<u>LOCATION:</u>	72 Riding Hill Road, Knowsley, Knowsley, L34 0EG		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION, CONVERSION OF LOFT AND NEW WINDOW TO FRONT GABLE (OUTBUILDING NOT TO BE CONSIDERED AS NOTED ON PLAN)		

Site Description

The application property is situated on a residential street within a Primarily Residential Area. The application property is an end of terraced property and is clad and rendered at the principal elevation, brick facing to the side and rear with white windows and doors. The property marks a bookend and design feature in terms of use of a gable roof as opposed to pitched found on the connecting terraced properties.

The property benefits from substantial drive occupying the front and side of the property. The property boundary is contained by a mixture of low lying close boarded fencing and brick built boundary at the rear beyond which is public amenity space with mature trees.

Proposal

The application seeks permission for the erection of a two storey side extension. The plans have been amended following positive discussions with the applicant from the initial submission and will form the basis of this decision.

The two storey side extension would span a width of 4.68m from the side elevation of the dwelling house and span a depth of 7.95m. The roof will be hipped and connect to the existing gable and measures 4.8m at the eaves and 7.5m at its highest point.

The development would provide an extended living room together with relocation of the kitchen and provision for storage at ground floor level. To the first floor, 2 bedrooms are proposed one of which is a replacement bedroom. The loft will be converted and include two Velux windows together with an apex window at the principal elevation.

The proposed development will also include a porch comprising of a single door and two elongated windows together with a gable roof. It measures 3.1m in width, 1.28m in depth, 2.5m at the eaves and 3.6m at its highest point.

An outbuilding is located in the rear garden which is currently under construction. This is being built to standards to comply with the property's permitted development rights and does not form part of this application.

Consultations

Highways – The highways authority raises objection to the proposed development

however subject to minor modification, this objection can be removed.

Representations

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

Planning History

Ref: 06.00254/FUL – Erection of two storey extension to side of dwelling and single storey to rear of dwelling. Granted 19th May 2006.

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.

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
H5 – Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy 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.

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

Design

As originally submitted, the proposed two storey side extension spanned a width of 5.53m and a depth of 7.95m and faced in a number of different materials.

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that particular attention should be paid to the design of extensions on corner plots as these types of development can encroach over the building line on either highway frontage and can appear particularly prominent in the street scene. It further advises that sufficient distance should be retained to the side boundary to preserve the character of the surrounding area and that extensions should not be sited so close to the boundary that they would adversely impact the street scene. In all cases, irrespective of the distance remaining to the side boundary, the extension should be appropriate in scale to the dwelling. Reduced distances may be accepted if the site is well screened and so the extension would not have a significant effect on the street scene.

The Local Planning Authority has worked with the applicant to reduce the scale of the proposed extension by .85m. This amendment allows a 1m space to be retained from the side elevation and the property boundary. The two storey extension now spans a width of 4.68m from the existing side elevation. Although the Local Planning Authority considered that the extension could have been reduced further, consideration has been given to the approved planning permission under 06/00254/FUL. This application for the application property sought provision for a two storey side and single storey rear extension. The side extension projected a width of 4.5m. On balance, it is considered that there is minimal increase in size from the previously approved scheme and therefore considered appropriate scale to the host property.

Furthermore, the proposed development would not break the established building line given that the property located at the rear has a garage at its side elevation to the property boundary. In addition, the properties facing Berry Hill Avenue are set in from the road and therefore the building line would not be broken by the proposed development.

In respect of two storey side extensions the SPD advises a setback of 1m at first floor level should be provided to avoid creating a terracing effect. However, in this instance the property is an end of terraced property and as such no set back is required.

The proposed roof has also been altered. The angle of the hip roof as originally submitted provided an angle of 48.8 degrees which appeared out of character with that of the angle of the existing gable roof. The hip roof has been altered to provide a 35-degree pitch consistent with that of the existing gable roof and is considered appropriate in terms of design. The ridge height would sit higher than the neighbouring properties. This is considered appropriate given that the ridge height of these terrace properties falls from the application property.

The character of the street scene is typically comprised of brick facing properties. As originally submitted, the applicant sought to retain the existing brick facing wall/cladding on the existing dwelling house and the extension rendered across three elevations. The use of materials would not provide continuity of this block of terrace properties and would appear out of place in terms of character and appearance in the street scene. The revised plans now seek to render the existing dwelling house at its principal elevation whilst the two storey side extension will now be brick facing. A number of end/mid terraced properties are faced in render within the nearby vicinity. As such, the materials are considered more sympathetic to the host property than what was originally submitted and is therefore considered appropriate in terms of design and the character of the surrounding area.

The application proposes an apex window serving the loft conversion of the existing dwelling house. Whilst it would have been preferred that this element was removed this was not possible due to the manner in which access to the loft is being achieved. In addition, this aspect of development is located in the existing property and could be undertaken using the property's permitted development rights.

Overall, the proposed development would be faced in materials which are found locally within the street scene. The proposed development has been reduced and provides sufficient space at the side of the property beyond which is a large grass verged which contains a number of mature trees. These trees would act to help obscure the development and would not appear an incongruous feature within the street scene.

Residential Amenity

No. 70 Riding Hill Road

No. 70 is the adjoining terraced property. This property would not be adversely affected by the proposed development due to its location at the side of the application property.

No. 107, 109, 111, 113 and 115 Berry Hill Avenue

These properties face the gable end of the application property. Whilst the proposed extension would be built to within close proximity of the property boundary, it would be separated by the front gardens of these properties, the public highway and the grassland located at the side of the application property. Further the side extension would be obscured by the mature trees located on the grassland. As such, it would retain a distance of 26m from the habitable windows to the side elevation of the proposed development and would not result in adverse effects to residential amenity in relation to these properties.

No. 125 Home Farm Road

No. 125 is located to the rear of the application property. It has 3 windows at first floor level and a single storey extension located at the rear. The development would not

increase the built form closer to no. 125 and the same interface distance would be retained. As such, it is not considered that this property would be adversely affected in terms of residential amenity.

No. 47 Riding Hill Road

No. 47 is located opposite the application property. It would retain the same interface distance between properties and is considered acceptable and would not result in adverse effects to residential amenity.

Highways

The Highways Authority have raised an objection to the proposed development. The proposed development would increase the number of bedrooms necessitating the need for 3 car parking spaces to be provided within the curtilage of the property. The Highways Authority advised this objection could be removed via modification

Riding Hill Road is a one-way street and a echelon parking arrangement was previously provided as part of the original application. A revised site plan has been submitted providing a standard 3 vehicle car parking space with reduced hedge planting to accommodate the three vehicles. The driveway measures 5.3m in length and whilst this falls short of the 5.5m standard the Local Planning Authority would typically require, it would not be reasonable to refuse this application on highways grounds in accordance with paragraph 111 of the Framework (2021) which states 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.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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
12.12.2022	037-06C	REV C	LOCATION PLAN
12.12.2022	037-04C	REV C	PROPOSED FLOOR PLANS
12.12.2022	037-05C	REV C	PROPOSED ELEVATION
12.12.2022	037-08B	REV B	SITE PLAN EXISTING AND PROPOSED

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Alan Kilroe**

Date: **12/12/2022**

Appendix 1 – Site Photographs



