

<u>APPLICATION NO:</u>	23/00035/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	9 Roscoe Close, Huyton, Knowsley, L35 1RN		
<u>PROPOSAL:</u>	RETROSPECTIVE APPLICATION FOR THE ERECTION OF 1 NO. SINGLE STOREY OUTBUILDING		

Site Description

The application site is a Semi - Detached house in a residential area. The site is situated on Roscoe Close, Huyton.

Proposal

The proposal is for the erection of 1 single storey outbuilding. The application is retrospective. The outbuilding height is 3.3 metres.

Consultations

N/A

Representations

This application has been publicised by letters sent to 9 neighbours. 1 representation in support of the application has been received consisting of the following main points.

- It doesn't cause us any problems, e.g., loss of light or scenery and doesn't obstruct us in any way whatsoever. We are fully supportive of the planning application and hope it is successful.

Planning History

A previous application at the site was approved for an attached garage. (74/04502/HIST – approved 11/10/79).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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 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 location of the building at the rear means that it would not be readily visible from the streetscene. As a result, it is considered that this is acceptable.

Neighbour Amenity

Scale of the building

The height of the building is 3.3 metres high. This exceeds the permitted development limit of 2.5m by around 80cm. Given that there are no neighbour habitable room windows on the boundary, that are affected by the building, this difference would not be significantly harmful to neighbours.

Privacy

In relation to number 10. There is a window on this side of the building, however, this would face an existing shed at number 10 and would therefore not harm the privacy of 10.

In relation to 4 Cringles Drive, originally the side window of the outbuilding overlooked the rear garden of 4 Cringles Drive adversely affecting privacy. However, the applicant has erected two trellises which screen the rear garden of 4 Cringles Drive from the window. These effectively screen the rear garden of no 4 and preserve their privacy levels. A condition will be attached to ensure the trellises are retained.

Overall, the proposal will also not harm to amenity of neighbouring properties.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. 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 001 (received 26/01/2023).
- b. Proposed Elevations 002 (received 26/01/2023).
- c. Location Plan 000 (received 26/01/2023).

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: 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.

4) Trellis

The Two Trellises shown in the photograph (received 27/04/2023 by email from the applicant), shall be retained in their current form at all times of which the outbuilding side window remains on the building.

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.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>28 April 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



