

<u>APPLICATION NO:</u>	22/00080/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	248 Kingsway, Roby, Knowsley		
<u>PROPOSAL:</u>	RETENTION OF TWO STOREY SIDE/REAR EXTENSION, SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT PORCH / CANOPY EXTENSION		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

This application relates to a semi-detached dwelling located on Kingsway, an established residential area of Roby. The property is sited opposite the junction with Maple Crescent. The host property is a two-storey dwelling surrounded by other similar properties on Kingsway. New residential dwellings are located immediately to the rear on Dam House Crescent, accessed off Rupert Road.

The site is served by a vehicular access taken direct from Kingsway which leads onto a hard surfaces area to the front of the dwelling providing parking provision.

Proposal

The application seeks consent for the retention of extensions to the property. The development involves three elements comprising: single storey rear extension; two-storey side and rear extension and front porch / canopy.

Single Storey Extension

The single storey rear extension is located along the common boundary with No. 250 Kingsway. There is an existing single storey mono-pitched extension at a depth of 1.6 m from the main rear elevation the extension projects 4.40 m beyond that, resulting in an overall projection from the main rear wall of 6 m.

This part of the development comprises two sections, the first sees the existing rear extension extended by a further 1.25 m continuing with a mono-pitched roof (with new rooflight), attaining eaves height of between 3.00 m and 2.68 m. The extension continues with a flat roof element for a further 3.15 m. This part has a flat roof incorporating a roof lantern with a height of 2.62 m to the top of the roof and a maximum height of 3.38 m to the top of the lantern which is set in 1.26 m from the elevation along the boundary. The extension is 4.17 m wide and provides dining accommodation.

Two-storey Extension

This part of the development is located to the side and rear of the dwelling. It comprises ground floor 'garage' and utility area with first floor bedroom and bathroom extensions and an additional bedroom above. It incorporates part of a former ground floor kitchen outtrigger.

It extends 2.48 m wide to the side by 9.58 m deep projecting 2.81 m beyond the original main rear elevation and wrapping around to the rear at a width of 5.38 m.

Porch and Canopy

A porch with a canopy that extends across the front of the ground floor of the 2-storey side extension. The floor area of the porch has dimensions of 1.55 m deep by 2.85 m wide. It has a hipped roof which extends across to form the canopy with a maximum depth of 1.72 m from the front of the side extension.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 8 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 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.

National Planning Policy Framework

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

The Joint Merseyside and Halton Waste Local Plan 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance.

The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development and the Ensuring a Choice of Travel SPDs is also a material consideration.

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

LAYOUT AND DESIGN

The development comprises of three elements: a two-storey 'wrap-around' side and rear extension; single storey rear extension; and porch and canopy to the front.

Two-storey side and rear extension

The Householder SPD states that two-storey side extensions should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future. This is considered to be undesirable in areas of primarily detached or semi-detached dwellings as this leads, in the long term, to a significant reduction in the openness, local distinctiveness and spatial quality of these housing areas, as well as an alteration in the architectural style of the areas. To avoid such an effect, the SPD sets out guidelines, including having a minimum space of 1m between the extension and the party boundary, or the front wall of the first floor of the extension should be set back by 1m from the immediately adjoining main front wall of the original elevation.

In this instance, the first floor is located immediately adjacent to the side boundary and is set back 450 mm from the immediately adjoining elevation. This is less than noted in the SPD, however, the ridge is set approx. 440 mm lower than the original ridge of the dwelling; the first floor is set approx. 1.25 m from a projecting bay at ground and first floor of the original dwelling; and the host dwelling is set back from the adjacent property, No. 246, which creates a staggered arrangement. Taking these factors into account, it is considered that the development does not result in a

terracing effect.

Paragraph 6.5 of the SPD states the design of the roof and slope should echo that of the original dwelling. The host dwelling has a hipped roof and the extension has a series of hipped roofs connecting into the existing roof constructed in roof tiles to match the dwelling, all of which has had regard to the existing roof arrangement. The design is in keeping with the host dwelling and the character of the area and is therefore appropriate in terms of the design. Windows are placed within the front, rear and side elevations which are of acceptable proportions.

The character of surrounding properties comprise of a mix of facing brick with rendered sections; pebble dashed and fully rendered properties. The side extension together with the existing dwelling are rendered grey with grey roof tiles and white uPVC windows. Whilst the majority of dwellings in the street are rendered in white or cream, the house on the application site has been rendered grey, something the applicant, or for that matter, any of the neighbouring properties can do without planning permission. The result is that materials match that of the host dwelling and the development does not appear out of place within the street scene.

Single storey rear

The single storey rear extension comprises of two sections. The first part extends approx. 2.85 m out from the main dwelling incorporating the existing rear extension (1.6 m deep) lining up with the projection of the two-storey extension to the rear, having a mono-pitched roof with rooflight. The extension then extends a further 4.40 m, constructed with a flat roof incorporating a roof lantern. This part is of a contemporary style featuring bi-fold doors to the rear. Given the position within the rear garden area, there are minimal views of this aspect of this part of the development.

Porch and canopy

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be carefully designed to retain the character of the residential area.

The porch and canopy extend between 1.72 m and 2.17 m (inc. roof line) from the front elevation. This structure has a hipped roof with grey roof tiles to match host dwelling and white uPVC windows. Having regard to the variations of front additions on other properties in the street, this element of the development does not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings. This part of the development is acceptable in terms of scale in and the character of the surrounding area.

Other Alterations

A roof light is shown within rear roof plane of existing dwelling which does not require planning permission.

On balance, having regard to the above, the development is considered to be satisfactory and does not have any unacceptable impacts on the character and visual amenity of the streetscene.

RESIDENTIAL AMENITY

246 Kingsway

No. 246 shares a common side boundary with the application site and sits to the north. That property is set off the boundary by a driveway between and a detached

garage is sited behind the house and along the common boundary.

Paragraph 6.19 of the Householder Development SPD states that extensions must adequately protect neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree. Paragraph 7.2 of the SPD goes on to provide specific design guidance in relation to two storey side extensions and states that they should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings".

The SPD states that two storey extensions of up to 3 metres will normally be acceptable. Extensions beyond 3 metres will only be acceptable if they do not breach the 45 degree rule. Whilst the extension does not extend more than 3 m beyond the rear of the host dwelling, in this instance, accompanying plans show that the neighbouring dwelling is set back approx. 1m behind the rear elevation of the host dwelling. However, Officers consider that No. 246 is more likely to be sited approx. 1.8 m forward of the host dwelling. The two-storey extension is shown to extend 2.8 m beyond the main rear elevation of the host dwelling; however, this results in it being approx. 5.3 m beyond the main rear elevation of No. 246.

In respect to the above, potential impacts on the neighbour should be taken into consideration and as such it is appropriate to employ the 45 degree rule. The neighbouring property has a ground floor window to the rear of a single storey outrigger, believed to be a kitchen. As shown, the extension would not cross a 45 degree line from that window, if however, the neighbouring dwelling is sited further forward, as is considered to be the case, a 45 degree line would very slightly clip the extension.

At first floor, the nearest window it is believed belongs to a non-habitable bathroom and is therefore not the nearest habitable window on the first floor. A bedroom window is set further in on the rear elevation and the extension but is not within a 45 degree line of that window, even if the neighbouring property is set further forward than indicated.

Having regard to the above, it is not considered that the two-storey extension would result in detrimental impacts from overshadowing or obstruction of outlook for the neighbour.

There are 2 no. windows in the side elevation of the extension facing the gable of the neighbour; one at ground floor serving the garage and the other at first floor, shown as serving a bedroom, but understood, due to the internal arrangement as built, to serve the landing. No. 246 has a door and obscure window believed to serve a kitchen / pantry area and a hall window at ground floor with a first-floor obscure glazed landing window. Given the distance; window configuration and the accommodation which they serve, there would be no loss of privacy or outlook. The gap between the properties ensures that sufficient light is received in the neighbour's accommodation.

The ground floor extension is set behind the two-storey extension and does not have detrimental impacts on this neighbour. Turning to the front porch and canopy, the set back of the host dwelling and the siting of the neighbour own porch ensure that there are no detrimental impacts.

250 Kingsway

In regard to the single storey extension, the Householder Development SPD states

that single storey rear extensions are acceptable up to 4m in depth. The adjoining dwelling has an existing extension adjacent to the common boundary which projects 1.60 m from the rear. The single storey extension projects up to 4.4m beyond the neighbouring extension along the common boundary with No. 250. In applying the guidance of the Householder Development SPD relating to the 45-degree rule, if the notional line is taken from the mid-point of the neighbour's patio doors the proposed extension breaches the 45 degree line.

The extension exceeds the limitation guidance in the SPD by 400 mm. However, other factors appertaining to the context of the site; the neighbouring property and the design of the extension for which permission is sought is taken into consideration. In that regard, the extension, at its furthest point is flat roofed attaining a height of 2.63 m (not including roof lantern), along the boundary. There is an existing boundary fence of approx. 1.8 m high and a fence could be erected up to 2 m high along the boundary without the need for planning permission. No. 250 has large patio doors serving the room closest to the boundary and furthermore, the extension is sited to the north of the extension. It is also noted that there have been no objections raised by neighbours. Taking these factors into account, on balance it is not considered that the additional 400 mm in this instance has any significant impacts that would not exist if the extension was 400mm shorter to warrant refusal in this case.

Turning to the two-storey rear extension the SPD states that two storey extensions of up to 3 metres will normally be acceptable. Extensions beyond 3 metres will only be acceptable if they do not breach the 45 degree rule. This part of the development projects 4m in depth but is located 3.05 m off the common boundary. The two-storey extension does not breach a 45 degree line from No. 250.

The porch and canopy is of sufficient distance to ensure that there are no detrimental impacts.

Other Properties

The host dwelling is accommodated within a long plot and as such the two-storey extension is site in excess of 22 m from properties to the rear. It does not directly face dwellings on the opposite side of Kingsway. No other properties would be affected.

HIGHWAYS

The development incorporates an additional bedroom which sees the host dwelling move from a 3 bedroom to 4 bedroom dwelling. The Ensuring a Choice of Travel SPD expects that a 4 bedroom dwelling would be served by a maximum of 3 no. parking spaces. In relation to car parking, the Householder Developments SPD states that in most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards (which in the case of a 4-bed property is 3 spaces). Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

The garage previously on site had internal measurements below that considered necessary to offer a useable parking space. The two-storey side extension includes

ground floor accommodation identified as a garage, but again, this is not of sufficient size to provide a parking space. The area to the front of the site has been hard surfaced and can accommodate at least two vehicles.

The application dwelling is located on quite a wide road where cars park on the street and other cars are able to pass one another by using 'passing places' where the driveways of properties are and there are tarmac aprons within a deep grass verge between the highway and the footpath running at the front of dwellings (including the application site) which are clearly being used to park vehicles off the road. Therefore, having regard to the context of the site and its surroundings, the development does not cause harm to the free flow of traffic or safety. For these reasons, it is therefore considered that there is no conflict with relevant policies and SPDs.

Conclusion

The proposed development is of an acceptable design; does not have any detrimental impacts on the amenity of neighbouring residents and does not raise any highway safety concerns. On balance, the proposed extension is considered to comply with saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Local Plan and advice set out in the Knowsley Householder Development and Ensuring a Choice of Travel SPDs.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/02/2022	1066-ABF-001	Rev. P2	LOCATION PLAN
17/02/2022	1066-ABF-002	Rev. P2	SITE PLAN
17/02/2022	1066-ABF-101	Rev. P2	PROPOSED PLANS
18/02/2022	1066-ABF-102	Rev. P2	PROPOSED ELEVATIONS

Signed Case Officer¹:

Maxine Wishart

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

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

20 June 2023

Informatives

None.

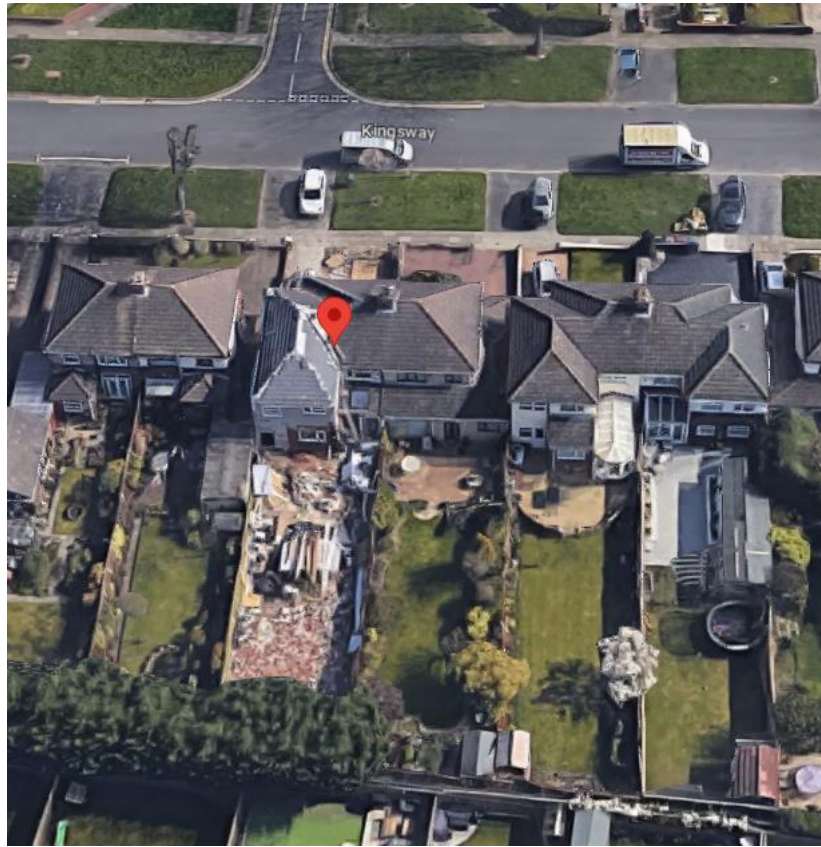
² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Appendix 1 – Site Photographs



Google Street View





Imagery @2023 Google Map data @2023



No. 250 Kingsway



No. 246 Kingsway

