

<u>APPLICATION NO:</u>	25/00115/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	14 Crowther Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF PART TWO STOREY PART SINGLE STOREY SIDE EXTENSION TOGETHER WITH A GARAGE CONVERSION		

Site Description

The application relates to a modern corner plot house with associated garden curtilage. There is a detached garage to the rear of the house. The house is in a residential area characterised by detached houses, although there is a terrace of 4 houses at the end of the road fronting the turning head area. Opposite the house is an open space area with balancing pond within.

Proposal

The application as amended is to erect a two-storey extension to the side of the house to comprise a garage to the ground floor with a walk-in dressing room and an en-suite bathroom to the first floor, both to serve the rear bedroom. The en-suite bathroom would be accessed through the dressing room. It is proposed to convert the detached garage to the rear of the house to a garden room.

The garden room would have the existing garage door bricked up and 4-pane bi-folding doors entrance/windows would be installed to the west elevation of the building, looking out onto the rear garden.

The proposed garage would have a depth of 7.4m and a width of 2.9m. The first floor would have a depth of 6.4m and a width of 2.9m extending forwards from the rear elevation of the house. The two-storey extension would have a hipped roof ridged into the pitched roof of the existing house approximately 0.4m lower, and the projecting part of the garage would have a sloping roof. The extension would have a garage door and en-suite bathroom window on the front elevation with no windows on the rear as that would be the dressing room and rear of the garage and would be of brick and tile.

Consultations

NA

Representations

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice

There have been 1 letter of objection. The representations are summarised as follows: -

1. Lack of sunlight to author's back garden.
2. Lack of privacy as a two-story extension would provide less than two metres of separation distance between it and my dining room.

The drawings were amended and neighbours re-notified by letter. A further letter of objection from the same objector was received as a result and on the following summarised grounds:

1. Loss of sunlight because if the building was to take place it would block the minimal sunshine to the author's property.
2. Lack of privacy because if a window was to be positioned towards the house it would look straight into the author's dining area.

Planning History

23/02645/FUL - ERECTION OF SINGLE STOREY FRONT PORCH EXTENSION.
Granted: 08.03.2024.

16/00694/REM - APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF 76 DWELLINGS (PHASE 3) APPEARANCE, LAYOUT, LANDSCAPE, AND SCALE TO BE CONSIDERED (ACCESS APPROVED AT OUTLINE STAGE). Granted: 14.03.2017.

13/00621/OUT - OUTLINE APPLICATION FOR THE ERECTION OF UP TO 525 DWELLINGS - MEANS OF ACCESS TO BE CONSIDERED AT THIS STAGE - ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL (RESUBMISSION OF PREVIOUSLY APPROVED APPLICATION REF- 09/00556/OUT TO EXTEND THE TIME PERIOD FOR THE SUBMISSION OF THE REMAINING RESERVED MATTERS APPLICATIONS). Granted: 26.02.2014.

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

The application is for an extension to a house and conversion of an existing outbuilding to the rear of the house in a residential area. The application is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design of the extension is acceptable and broadly in character with the existing house. Whilst the extension ridge would be at a right angle to the ridge of the existing house the proposal is acceptable both for the appearance of the dwelling and with regards the roofscape, adding some interest to the street scene. The extension will not be in view from within the next-door property and will not adversely affect outlook. There would be little visible changes to the proposed conversion, as it would entail the garage door being bricked up and on the garden side bi-fold doors installed. The proposal would not be detrimental to the visual amenity of neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways and Parking Considerations

The revised scheme would have an internal garage depth of 2.8m and so would be useable as a garage and comply with the Householder Development SPD in regards of domestic garages. The garage and the drive would allow parking for two cars which is sufficient for a three bedroom house (one bedroom is currently in use as a home office) in line with Council parking standards. No other highways issues are raised.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Issues

The proposals are for extension to a house and conversion of a detached garage to a garden room within a residential area and raise no residential amenity issues. No loss of privacy or overlooking issues are raised. Even if the two storey extension were to install windows on the rear elevation, the garden next door would not suffer undue loss of privacy in the rear garden, and many similar positions exist with housing throughout the country. The proposal would not cause loss of light to the next door house as the extension would not extend beyond the rear of the existing house. The complainant has cited that their rear garden would suffer a lack of sunlight. The houses are sited relatively closely together, and it is considered that the proposed two storey extension to the side of the house would not cause significant loss of light to the rear garden of the neighbouring property.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The application as amended is acceptable in design and would not be detrimental to the visual and residential amenities to any significant degree of the neighbouring properties or the area in general. The amended proposal would allow two cars to be parked in-curtilage in accordance with Council parking standards for three bedroom properties. The revised application complies with 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The garage hereby permitted shall not be converted into living accommodation (either in whole or part) and shall be retained for use by the dwelling at all times.

Reason: To ensure adequate off-street parking provision is retained in the interests of highway safety and amenity and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) Notwithstanding any submitted details 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 Policies CS2 and 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/03/2025	SVT-337-CRO-PL-A101	A	LOCATION PLAN
22/05/2025	SVT-337-CRO-PL-A103	B	PROPOSED SITE PLAN
22/05/2025	SVT-337-CRO-PL-A301	B	PROPOSED FLOOR PLANS
22/05/2025	SVT-337-CRO-PL-A401	B	PROPOSED ELEVATIONS

Signed Case Officer¹: Lee Osborne

**Signed Authorising
Officer²:**

Date:

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

