

Regeneration and Economic Development Department

APPLICATION NO: 22/00286/FUL

APPLICANT: Ms C Graham

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF A PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 97 Kingsway, Huyton, Knowsley, L36 2PL

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Development

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the erection of a two-storey rear extension together with the construction of a hipped to gable roof extension.

To the ground floor, the property benefits from an existing single storey rear extension measuring a depth of 3.0m and width of 2.7m. The proposed development seeks to extend the existing rear extension and projects 3m beyond the rear elevation of the original dwelling house and would span a total width of 4.9m including the existing single storey rear extension. Internally, it would include the demolition of the existing rear elevation to provide an open plan kitchen diner. Externally, the proposed roof would be flat and would include a roof lantern to allow for natural light. The roof would measure approximately 3m at the eaves and 3.3m at its highest point. Bi-folding doors will be located at the rear elevation and would measure approximately 2.9m in width.

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To the first floor, the proposed development would be set back from the ground floor rear elevation and project approximately 1.2m from the existing rear elevation to the first floor of the original dwelling house to provide an extended second bedroom and bathroom. The existing roof would be extended to the proposed rear elevation.

The application as originally submitted sought to convert the loft including the erection of a rear dormer to provide a master bedroom and ensuite. The roof conversion includes alterations of the existing roof which is of hipped construction to a hip-to-gable design. Following ongoing discussions with the Local Planning Authority, the applicant has since submitted revised drawings and has decided to withdraw their intention to develop the roof dormer element of the proposals.

RELEVANT PLANNING HISTORY

No relevant planning history associated with the site.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016); and
- Ensuring a Choice for Travel SPD (2010).

The site is identified as land located within a Primarily Residential Area. As such, a domestic extension to the existing residential 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 policies H5 and 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.

DESIGN

The existing dwelling is currently finished with a pebble dash render. The applicant has confirmed that the existing pebble dash will be removed and a new render will be applied to both the principal and rear elevations. The extensions are proposed to be of a brick and rendered finish, tiles to match the existing property. The proposed materials and finishes of the doors and windows should be in keeping with the treatments to the existing property and a condition should be attached to the application to ensure that the proposed materials and finishes match existing features of the property to ensure the character of the property is maintained and enhanced.

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The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling and that two storey extensions of up to 3m will normally be acceptable.

The single storey rear projection is deemed acceptable given its rear location and that it would only project 3m from the existing rear elevation of the original dwelling house in accordance with the Householder Development SPD. The proposals to the first floor only project 1.2m from the first floor rear elevation and are set back by 2.8m from the ground floor rear elevation. As the proposed development projects a depth of 3m to the ground floor and 1.2m to the first floor respectively this is considered appropriate in terms of design. The SPD further states that two storey extensions should normally have a pitched roof. As such, the design of the roof element to the first floor is considered appropriate given that it would extend the pitch of the existing roof by 1.2m.

The applicant has decided to remove the proposed rear dormer of the loft conversion associated with this planning application but seeks to change the roof's design from hipped to hip-to-gable. The Householder Development SPD states that where appropriate the design of the roof should echo the original dwelling. However, a number of properties in the nearby vicinity have undertaken similar works. As such, the proposed changes to the roof design would be in keeping with the character of neighbouring properties and would not unduly affect the visual amenity nor would it appear unduly prominent on the roof slope of the surrounding area.

Overall, the scale of the built form would appear to be acceptable within the site and adequate private amenity space would be retained.

RESIDENTIAL AMENITY

The proposed two storey element would be located along the adjoining boundary with the neighbouring dwelling at no. 99 Kingsway. The properties are aligned and as such the majority of the two storey build would sit adjacent to the rear elevation of no.99 with a projection of 1.2m beyond the rear elevation. No windows are proposed to the side elevation of the proposed works. As such, it is not considered that the rear extension to the first floor would unduly affect the outlook/lighting to any habitable rooms.

With regards to the single storey rear extension, it would span a width of 4.9m and provide a separation distance of 1.9m to no. 99 and .15m to no. 95 respectively. The property at no. 99 has previously been extended and projects a depth greater than the proposed 3m extension. As such, the development is not considered to adversely affect the residential amenity of no. 99.

The existing dwelling house is currently set back from no. 95. In addition, a brick built outbuilding is located along the shared boundary between properties which together with the proposed works could effect residential amenity. During the site visit it was noted that the topography of the site drops significantly in the rear garden and the outbuilding in question sits roughly parallel in height to the boundary fencing. The single storey aspect of the proposed development projects 3m and first floor projects 1.2m and is within the tolerance set by the Householder Development SPD. Notwithstanding this, given the separation distance of 1.9m between the properties and the fact that the single storey aspect of the development could be built under Permitted Development Rights under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), this would create a fall back position for the applicant to undertake the proposed works and submit a further planning application in relation to the proposed first floor rear extension. As such, it is not considered that the proposed extension as a whole would affect the residential amenity at no. 95.

HIGHWAYS

The proposal would increase the total number of bedrooms from 3 to 4 within the property. In line with the Council's Parking Standards set within the Householder Development SPD and Ensuring a Choice for Travel SPD, a property of this scale would be expected to provide 3 in-curtilage parking spaces.

The existing driveway is currently comprised of hardstanding in its entirety and would be able to accommodate 2 parking spaces. Whilst this falls short of the standard within the SPDs cited above, it

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should be noted that these are maximum standards and given that the off road parking is available along the public highway away from the road it is not considered that the proposals would result in having an unacceptable impact on the public highway and is therefore considered acceptable.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. 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
10/05/2022	01.11 REV A	-	LOCATION PLAN
06/07/2022	01.08. REV C	V2	PROPOSED ELEVATIONS
04/07/2022	01.04 REV A	V2	PROPOSED GROUND FLOOR PLAN
04/07/2022	01.015 REV A	V2	PROPOSED FIRST FLOOR PLAN

J Fleming
04.07.2022

Signed by
Mark Quinn
07.07.2022

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