

<u>APPLICATION NO:</u>	22/00100/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	125 Longmeadow Road, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR AND SIDE WRAP AROUND EXTENSION (DEMOLITION OF EXISTING GARAGE)		

Site Description

The application relates to a detached house and associated curtilage on Longmeadow Road.

Proposal

The application seeks planning permission for a wraparound L-shaped extension across the back and down the side of the house. An existing garage would be demolished, and an existing rear extension incorporated into the proposal.

The extension would be 4m deep from the rear of the original house which would comply with the adopted Householder Development SPD. It would be 2.5m wide at the side extending to the front elevation of the house, with a rear width across the house and to the rear side of 10.3m. The extension would have a sloping roof with two rooflights installed to both the rear roof and the roof to the side. The extension would be of brick and tile. The extension would comprise a summer lounge at the rear with utility room adjoining together with an extension to the kitchen at the side and a study forward of the kitchen extension.

Consultations

Knowsley Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 7 neighbours.

One representation was received. The representation supports the application but requests that existing fence on the boundary between 125 and 127 Longmeadow Road remains in place to maintain the integrity of the driveway of nos. 127 and for visual amenity purposes with regard the kitchen window of the author's property.

Planning History

K/APP/13653 - ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING PROVIDING KITCHEN TO GROUND FLOOR AND 2 BEDROOMS AT FIRST FLOOR. Granted: 20.09.1991.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 proposal is for an extension to a house in a residential area and is therefore acceptable in principle subject to design and amenity considerations.

Design and Visual Amenity

The design of the proposal is acceptable and broadly in character with the existing house. The proposal would not be detrimental to the visual amenity of neighbouring properties or the area in general. The rear extension would be 4m deep in compliance with the adopted Householder Development SPD and therefore is considered would not be detrimental to the outlook from 123 Longmeadow Road,

further alleviated by the distance of approximately 1.5m between the house and the party boundary with that property. The rear outlook of 127 Longmeadow Road would not be affected to any degree due to the distance and the garage there. There is a kitchen window on the side of 127 Longmeadow Road, however it is considered that the outlook from such would not be unduly compromised with the window looking out onto a fence at present with the gable of the application house 2.5m beyond whilst the extension proposed would be approximately 2.3m to eaves and then the roof would slope up away from the boundary. As such it is considered that the outlook impact would be acceptable.

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

Highway Considerations

There are two car parking spaces in the front garden area which would be retained. The garage has been converted to a room, with glazing to the front elevation. It is considered that the two existing front drive spaces is sufficient parking although there is space in the front garden area for another parking space if required.

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

Residential Amenity Considerations

The application is for an extension to a house in a residential area and raises no residential amenity concerns. The proposed extension would have no windows on the side elevations, including the full length of the side elevation facing 127 Longmeadow. In addition, along the party boundary between the gables of the two houses runs a fence which would provide shielding, however if the fence were removed there being no windows on the elevation would still ensure that privacy or overlooking of 127 Longmeadow Road, including the kitchen window, would not be an issue. As such the proposal does not raise privacy or overlooking concerns.

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

Conclusion

The proposed extension is acceptable in design and raises no visual or residential amenity concerns. There would be two parking spaces retained at the property (with the existing garage not used for parking currently). The application complies with planning policies and is therefore recommended for approval.

Recommendation

That Planning Permission 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) 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.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the side elevations of the extension hereby permitted unless a planning application is submitted, and planning permission granted for such.

Reason: For the avoidance of doubt and in the interests of privacy having regard to 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
15/02/2022	-	-	Location Plan
08/12/2022	A1/6658/1	-	Existing and Proposed Floor Plans and Elevations

Signed Case Officer: **Lee Osborne**

Signed Authorising Officer: **Alan Kilroe**

Date: **18 January 2023**

