

<u>APPLICATION NO:</u>	24/00190/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	64 Thingwall Hall Drive, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION, SINGLE STOREY SIDE EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM (DEMOLITION OF EXISTING CONSERVATORY)		

Site Description

The application relates to a semi-detached house and associated garden curtilage on Thingwall Hall Drive. There is a grass verge running alongside the carriageway with the pavement running between the verge and the front boundaries of the properties. The verge is dissected intermittently by driveways running from the road to front gardens of houses. The driveways through the verge area act as informal parking in addition to front garden parking (albeit unofficially).

The area is residential in character and the dwellings are predominantly semi-detached houses.

Proposal

The proposal is to erect a first floor extension to the side of the house, a single storey extension to the rear of the house and to convert the garage to a study. The existing conservatory at the rear would be demolished.

The rear extension would be 7.85m wide (the width of the extended house) and 3m deep. The extension would have a sloping roof extending up to beneath the first-floor windows, with four rooflights. The first-floor extension would be 7.3m deep and 2.4m wide (the width of the existing ground floor extension at the side). The extension would be set in 0.9m from the front of the adjoining part of the original house. The extension would have a hipped roof hipped into the existing hipped roof with the ridge approximately 0.5m lower than the existing ridge. The garage to study conversion would have a wall and window installed to the front elevation. The existing sloping roof which extends across the garage and porch would be retained for the conversion.

Consultations

None Required

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

K/APP/14114 - ERECTION OF GARAGE AND KITCHEN EXTENSION TO SIDE OF DWELLING AND FRONT PORCH. Granted: 10.04.1992.

03/00862/FUL - ERECTION OF CONSERVATORY TO REAR OF DWELLING. Granted: 15.10.2003.

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 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

The proposal is for extensions to a house in a residential area and as such is acceptable in principle.

Design and Visual Amenity Considerations

The design of the proposals is acceptable and broadly in character with the existing house.

The rear extension would not impact on the visual amenity or outlook of the neighbouring properties detrimentally and the extension complies with the Householder Development SPD which requires single storey rear extensions adjacent neighbouring properties to extend up to 4m deep.

The first-floor extension would be set back from the adjoining part of the original house and would have a corresponding lower ridge level than the roof of the original house. This set back and lower ridge would mitigate against any potential terracing effect which would be detrimental in this area of semi-detached houses. Whilst the Householder Development SPD specifies that two storey / first floor extensions to the side of semi-detached houses should be set back 1m or set in from the boundary 1m, the set back shown of 0.9m would have the same impact and there would be no difference with regards the visual impact between 0.9m and the 1m specified in the SPD as such is considered acceptable particularly with the lower ridge height. The neighbouring house has a single storey extension to the side and a widow on the gable at first floor. The first-floor window gable window is for a landing, a transitional area, and there would be no other impacts on the outlook of this property.

The proposed conversion would be satisfactory when assessed with regards the overall appearance of the house. The conversion, first floor extension and rear extension would be of materials matching the existing house.

The proposal would be in overall character with the original house, has potential terracing mitigation, would not be detrimental to the visual amenity or outlook of neighbouring properties or the area in general. The extended house would sit favourably within the street scene.

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

Highway and Parking Considerations

The existing garage at the side of the house is not considered to be a usable garage space, with an internal width of 2.2m and an overall distance from the gable of the original house to the party boundary of 2.5m. As such the proposal will not reduce the current level of parking. Currently there is one parking space within the curtilage of the property and the access across the verge can accommodate a further car (many properties in the locality utilise this) whilst parking does occur on-street in the area. The additional bedrooms proposed are modest in scale, and seem to be suitable size for children. Taking these factors into consideration it is not considered that a condition is warranted requiring further hard surfacing within the front garden area to accommodate an additional parking space, although there is that option should the occupier so wish. The Householder Development SPD does not require an additional parking spaces for cars if an extension increases the number of bedrooms if site circumstances do not warrant it. 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 proposal is for extensions to a house in a residential area and raises no

residential amenity concerns. The proposals do not cause privacy or overlooking concerns, and loss of light issues are not raised.

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

Conclusion

The proposals are acceptable in design and fit in with the character of the house. The proposals would not be detrimental to the visual or residential amenities of neighbouring properties or the wider area. Parking levels would remain as existing and no highway concerns are raised. 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/06/2024	DRG No5D	-	PROPOSED FLOOR PLANS
04/06/2024	DRG No6D	-	PROPOSED FRONT AND REAR ELEVATIONS
04/06/2024	DRG No7C	-	PROPOSED SIDE ELEVATION (FACING NO. 66)
04/06/2024	DRG No8B	-	PROPOSED SIDE ELEVATION (FACING NO. 62)
04/06/2024	DRG No9B	-	PROPOSED SECTION

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

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

Date:

31 July 2024

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

