

<u>APPLICATION NO:</u>	24/00305/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	93 Tarbock Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 93 Tarbock Road, Huyton and is situated within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse, is brick facing on its front, side and rear elevations together with brown UPVC openings and grey, flat, interlocking roof tiles.

The property benefits from an outrigger projection (store). The property is south-west facing. The property is set back at a considerable distance from the highway (circa 15m).

Proposal

The application seeks permission for the erection of a single storey rear extension. the works would encompass the demolition of the existing store.

The proposed development would have a footprint of an 'L' shape and would have a projection of 2.56m at its shallowest, 5.4m at its furthest and a total width of 9.3m. This would be served by a flat roof (which would measure 3.37m in height) and include a roof lantern – which would be the tallest section (3.64m in height).

The rear elevation of the proposal would feature bi-fold doors.

Consultations

None Required.

Representations

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

Planning History

No relevant recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. 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.

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

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing with brown UPVC openings and grey tiles.

The Application Form states that the external facing brickwork would be to match the existing dwelling. The submitted plans outline that the windows and openings will have matching materials to the existing dwelling.

No information on the Application Form or submitted plans have outlined what the bi-fold doors or roof would be constructed with. The standard Condition for materials would ensure that any external facing materials shall be matching to the existing on the property. The agent confirmed that the roof would be constructed with glass reinforced plastic – this would be a slight contrast to the rest of the dwelling but would be considered acceptable as the proposed development would be sited to the rear elevation of the dwelling and the flat roof would not mean the materials would appear readily visible and would not cause adverse harm to the street scene. Therefore, the materials would be considered acceptable.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that sufficient space would remain usable and would not result in a cramped appearance.

Overall, the extension would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the dwelling.

95 Tarbock Road

No.95 is the paired, semi-detached dwelling, the front and rear elevations are mostly in line with one another, excluding the single storey rear extension at No.95. The outrigger / store at 95 projects slightly beyond the existing one of the application property.

The proposed development would be within the projection parameters outlined in the SPD as this section would have a projection of 2.56m and would have a reduced projection than the existing store.

Overall, it is considered that the proposed development would not cause any significant harm to residential amenities or privacy on the occupants of No.95.

91 Tarbock Road

No.91 is an end-terraced property adjacent to the application site. The two gable walls of the properties face one another. The rear elevation of the application surpasses the rear elevation of No.91.

The proposed development on this side elevation, would have a projection of 5.4m. This would surpass the 4m prescription in the SPD. Although, the SPD also stipulates that a single storey rear extension beyond 4m will normally only be permitted if it does not breach the 45-degree rule.

This has been assessed and when taken from the neighbours nearest ground floor window (which is believed to serve a living room) the elevations of the proposal is close to the line but would not breach or surpass this. Consequently, the proposal would not have an adverse impact and would be acceptable.

Overall, it is considered that the proposed development would not cause any significant harm to residential amenities or privacy on the occupants of No.91.

Highways

The proposed development would be sited at the rear and would not be considered to impact on existing parking provisions. Therefore, the proposal would not cause any adverse impact on highway safety.

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 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 the outlined materials for the roof of the extension hereby permitted, all other materials to be used on the external surfaces of the extension 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
10/06/2024	L36 5TD 93 02	-	EXISTING AND PROPOSED FLOOR PLANS. LOCATION PLAN.
10/06/2024	L36 5TD 93 01	-	EXISTING AND PROPOSED ELEVATIONS AND SITE PLANS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **31 July 2024**

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024.