

<u>APPLICATION NO:</u>	23/01252/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	41 Longview Drive, Huyton, Knowsley, L36 6EA		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH WIDENING OF ACCESS DOOR AND INTERNAL ALTERATIONS		

Site Description

The application property is a semi-detached dwelling and is part brick part rendered finish. It includes white UPVC windows with access taken at the side of the property. The application property benefits from a two storey side extension which accommodates a garage and bedroom above. The roof of the original dwelling house is hipped whereas the latter addition accommodates a flat roof which sits below the eaves of the original dwelling house.

The property has been extended at the rear of the property in the form of a rear porch which connects to a WC internally and then to the existing outbuilding located along the common law boundary.

The private amenity space is relatively small due to the existing outbuilding and accommodates 1no. mature tree at the rear.

Proposal

The application proposal seeks the erection of a single storey rear extension together with widening of the access door and internal alterations.

The rear extension would measure 1.62m in depth and span a width of 4.16m connecting to the rear porch extension. It would include bi-folding doors across the rear elevation and accommodate a pitch roof measuring 2.28m at the eaves and 3.15m at its highest point.

The proposals would provide a new open plan kitchen and diner. Whilst the internal alterations would not require planning permission these would include reducing the number of bedroom spaces to accommodate an en-suite bathroom.

Consultations

Tree Officer – No objection raised subject to AIA being made an approved document.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

Ref: 74/13132/HIST – Erection of rear porch and WC. Granted 22nd March 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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.

The site is 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.

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

Design

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to neighbours nor should it appear unduly dominant.

The proposed extension is simple in construction and would replace the existing rear porch allowing to allow a more open plan kitchen and dining room. The only reason that planning permission is required is that it would connect to the existing outbuilding which lies beyond the side elevation of the original dwellinghouse and therefore falls outside the remit of permitted development.

The extension would be faced in materials to match those found at the application property and would be accommodate a pitch roof which is in accordance with the guidance for single storey rear extensions.

Overall, it is considered that the proposed development is acceptable with regards to design and would not appear incongruous with the character of the street scene given that it would not be visible from the public highway.

Residential Amenity

No. 39 Longview Drive

No. 39 is the adjoining semi-detached property. This property has not been previously extended.

The Householder Development SPD advises that single storey rear extensions will normally be considered acceptable up to 4m in depth. Given that the proposed development spans a depth of 1.62m it sits comfortably within the threshold and it is not considered that a single storey rear extension at the proposed scale will adversely affect the residential amenity of the occupiers of no. 39.

No. 43 Longview Drive

No 43 is the neighbouring semi-detached property. The application property has an outbuilding which connects to the existing extension. The outbuilding is located along the common law boundary as is no. 43's outbuilding.

The application property's outbuilding accommodates a lean to roof which measures 3m along the common law boundary. The proposed pitch roof measures 3.15m at its highest point meaning that the development would be largely obscured from view and would appear very similar to what is currently in situ. As such, there would be no adverse effects with regards to residential amenity to the occupiers of no. 43.

No other properties would be affected.

Highways

The proposed extension would not give rise to adverse effects to highways safety.

Trees

There is one mature tree located in the rear garden within close proximity to the proposed extension. During the course of the application a Tree Survey was submitted to assess the quality of the tree. This assessment has been reviewed by Environmental Services who raise no objections to the proposed development as long as the Arboricultural Impact Assessment is made an approved document. Accordingly, there would be no adverse impact to natural assets within the curtilage of the property boundary.

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
12.06.2023	LOCPLAN		LOCATION PLAN
13.09.2023	005		PROPOSED FLOOR PLANS
13.09.2023	003		PROPOSED ELEVATIONS
12.06.2023	004		PROPOSED CROSS SECTION

12.09.2023	DTCL310.AIA.202 3.TS.01		TREE SURVEY
12.09.2023	DTCL310.41		ARBORICULTURAL IMPACT ASSESSMENT
13.09.2023	DTC.310.AIA.2023 .TS.01		TREE PLAN

Signed Case Officer: **John Fleming**

**Signed Authorising
Officer:** **K Foster**

Date: **14 September 2023**

Appendix 1 – Site visit photographs



INFORMATIVES

COAL AUTHORITY

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.

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