

<u>APPLICATION NO:</u>	22/00689/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Michaels	<u>PARISH:</u>	
<u>LOCATION:</u>	9 Rotherham Close, Huyton, Knowsley, L36 7RP		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION, SINGLE STOREY FRONT PORCH EXTENSION TOGETHER WITH CANOPY ROOF TO FRONT AND FENCE / GATE TO FRONT ELEVATION		

Site Description

The application property is situated on a residential cul-de-sac within a Primarily Residential Area.

The semi-detached property is of modern construction and is brick facing with white UPVC windows and rain goods and served by a gable roof.

Parking is provided by a curved drive which provides parking for two vehicles in a linear arrangement.

The property occupies a slightly unique location in terms of its orientation in the context of the adjacent property which faces in the opposite direction. The rear elevation of the application property is therefore visible from the public highway on the neighbouring road.

Proposal

The application seeks permission for the erection of a single storey rear extension, porch, outbuilding, fence and gate. The proposals have been amended since the original application was made and therefore forms the basis of consideration in this report.

The proposed rear extension measures 5.5m in depth spanning a width of 4.3m. It would be served by one window at the rear elevation together with 1 door and two small windows located at the side elevation. The roof is hipped and measures 2.5m at the eaves and 3.5m at its highest point. The rear extension would provide a new bedroom and ensuite.

The porch would occupy a footprint of 1.2m in depth by 2.4m in width although the gable roof would span 4.7m supported by a brick facing column. The roof measures 2.6m at the eaves and 3.3m at its highest point.

The outbuilding would be constructed of timber and served by a lean to roof measuring 2m at the eaves closest to the property boundary and 2.98m at its highest point. The proposed fencing would obscure the shed and measuring 1.8m in height.

Consultations

Highways – No objection to the proposed development subject to conditions.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

A number of planning applications have been submitted as part of the construction of the wider housing estate. Permitted development rights have been removed from the property.

Applications directly relevant to the application property consist of the following:

- 02/00467/FUL – Erection of conservatory to the rear of property. Granted 15th July 2002.
- 22/00660/PDE – Development of a single storey rear extension. Application was withdrawn.

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 – 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 identified as land located within a Primarily Residential Area. As such, the extension to a domestic 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 policy 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 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

Design

Rear extension

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that rear extensions should avoid causing overshadowing, loss of outlook or privacy to neighbours or appear unduly dominant.

The rear extension would include 1 window at its rear elevation together with 1 door and 2 windows at the side elevation. However, the openings at the side elevation serve non habitable rooms and would face the gable wall of the neighbouring property and are therefore acceptable.

However, due to the orientation of plot layout associated with the wider housing estate, the rear elevation of the property is visible from Lester Grove where the properties located on this road face the opposite direction. The rear extension has been reduced to 5.5m so that it does not breach the building line of these properties.

Whilst the rear extension would be visible it is considered that this would be more localised and would not be visible at the entrance of Midway Road and Lester Grove. Furthermore, the proposed development would be faced in materials to match that of the existing property and considered to have a less visually dominant effect than the existing conservatory. Therefore, the proposed development would appear less prominent in the street scene at Lester Grove despite an increase in overall built development and is considered acceptable in terms of design due to the use of materials which positively respond to those found at the application property.

Porch

The SPD states that porches can be particularly prominent in the street scene and should be carefully designed to retain the character of the residential area.

The porch is relatively small and would include a column to support the gable roof spanning the width of the property. The gable roof would respond positively to the existing gable roof of the property and would mirror similar style of roofs found in the locality. The porch is considered sympathetically designed due to the scale, design and use of materials and is considered acceptable in terms of design.

Outbuilding and gate

The SPD advises that sheds should normally be behind the building line or be well screened by landscape treatment. In respect of fencing it advises that this should match the existing style of boundary treatment and that highway visibility should be preserved.

The outbuilding would sit behind the building line of the property and would be screened by the proposed timber fenced gates. The aesthetic of the open plan estate would not be disrupted by the erection of a relatively small fence panel to the side of the house and is considered appropriate in terms of design.

Residential Amenity

No. 8 Rotherham Close

No. 8 is the adjoining dwelling. It benefits from a single storey rear extension in the form of a conservatory located at the rear. An outbuilding is also located along the shared property boundary.

The Householder Development SPD states rear extensions up to 4m will generally be considered acceptable. Development beyond 4m will only be acceptable if it does not breach the 45-degree rule.

Whilst the proposed rear extension measures 5.5m in depth it would only project 2.1m from the rear elevation of the neighbouring property. As such, it is within the parameters set by the SPD and it is not considered that the development would result in adverse effects to residential amenity in relation to this property.

No. 4 Lester Grove

No. 4 is the adjacent property however it faces the opposite direction than the application property. The proposed rear extension has been reduced in size so that it sits inline with the front elevation of no. 4. It is not considered that the rear elevation would result in having adverse effects to residential amenity.

The siting of the proposed shed would be located along the common boundary with no. 4. Its principal elevation would sit in front of the rear elevation of no. 4. The applicant has provided a site plan which demonstrates that the 45-degree line would not be breached. As such, it is not considered that this aspect would adversely affect the living conditions of no. 4.

No other properties would be affected.

Highways

The Highways Authority raise no objection to the proposed development subject to the introduction of the proposed driveway extension and associated footway crossing section. A condition is placed on this application to ensure this. Accordingly, no

adverse effects on the public highway would occur as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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.

- 4) No part of the accommodation hereby permitted shall be occupied until the additional parking provision shown within the curtilage of the dwelling on the approved plans, and the associated footway crossing extension have been provided. The parking provision shall be hard surfaced and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04.01.2023	HE22-28 AG(00)01	REV C	EXISTING SITE AND LOCATION PLAN
04.01.2023	HE22-28 AG(00)04	REV D	PROPOSED FLOOR AND ROOF PLAN
04.01.2023	HE22-28 AG(00)05	REV E	PROPOSED ELEVATIONS
18.01.2023	HE22-28 AG(00)03	REV E	PROPOSED SITE PLAN

Signed Case Officer: **John Fleming** _____

Signed Authorising Officer: **Mark Quinn**

Date: **31/01/2023** _____

Appendix 1 – Site Photographs





