

<u>APPLICATION NO:</u>	25/00027/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	176 Driveway, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT AND SIDE EXTENSION. DEMOLITION OF EXISTING GARAGE.		

Site Description

The application site is located at 176 Driveway, Whiston and is situated in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwellinghouse and is predominately brick faced to its front, side and rear elevations together with white UPVC openings and brown, interlocking roof tiles.

The property benefits from a small front porch projection, a single storey side extension (garage) and a conservatory to the rear. The front garden area comprises block paving to provide hardstanding for a minimum of 2 no. vehicles. This is enclosed by a 1m tall brick boundary wall (with railings) with gate. Refuse bins are currently stored within the front garden.

The application site is located within a housing estate and is situated within a loose building line of other semi-detached dwellings. The front elevation is north facing. To the north is a railway line and to all other directions are residential properties.

Proposal

The application seeks permission for the erection of a single storey front and side extension together with the demolition of the existing garage.

The proposed development would project 2.25m from the gable wall and would have a depth of 9.21m. This would be served by a dual-pitched roof which would measure 2.26m at the eaves and 3.25m at the ridge. This would be served by a hipped roof which would tie in at the corner, measure 2.4m at the eaves and 3.58m at the ridge.

The proposal would extend the side of the dwelling to sit flush with the existing front projection (porch). The side roof slope would contain one rooflight with a window installed to the front and to the rear of the proposal.

Following discussion with the agent, the submitted site layout plan (L35 3TT/176/02 REV A) has been amended to incorporate a 45-degree rule plan taken from the adjacent property's closest habitable window midpoint.

Consultations

None required.

Representations

This application has been publicised by letters sent to 3 neighbours. 1 letter of support has been received.

The letter states that they have no objections to the proposed development.

Planning History

APP. NO: 74/03030/HIST

PROPOSAL: LICKERS LANE ESTATE CUMBER LN WHISTON :- ER OF 26 NO FLATS AND 40 NO HOUSES

DECISION: GRANTED

DECISION DATE: 17 April 1978

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 side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The Application Form states that facing bricks and roof tiles of the proposed development would match the original dwelling. No information has been provided on windows in the Application Form or submitted plans, however, the agent has confirmed via email that this would match the existing (white UPVC); this will also further be secured via the standard Planning condition for any exterior materials to match the existing dwelling.

Therefore, the proposal would be in keeping with the existing dwelling and would emulate the design. The proposal would contain an acceptable scale as it would be less than half of the original dwelling; it would also be similar in scale to the existing garage.

The proposal would be served by a hipped roof, which although would contrast with the dual-pitched roof of the original dwelling, would appear more appropriate given what it would serve, would not detract from the original style of the dwelling and would be a more appropriate choice in oppose to a flat roof.

The Householder Development SPD also stipulates that any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting. The proposal would incorporate a small front projection further than the existing garage and would sit flush with the existing porch. This would be a modest front projection and would harmonise with another in the street scene, nonetheless, the proposal is a sensitive and sympathetic addition and although the application site is one of the closest dwellings to the highway in the loose building line, given the scale of this front extension, it would not be considered to result in any unacceptable harm to the original dwelling or wider locality.

Therefore, the materials and design would be considered acceptable. Overall, the proposed development 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 must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree. The proposed development would comply with this and would be acceptable.

178 Driveway

No.178 is the adjacent, detached dwelling. The front elevation features projecting features with the closet section to the application site slightly recessed. There are no windows on the gable wall of No.178.

The proposed development would project forward of the no.178 by circa 2.95m. Although the proposed development may be visible given the arrangement of the properties, it would not be considered to result in any significantly harmful amenity impacts given that circa 1.5m interface distance would be left between the side elevation of the proposal and the gable wall of No.178.

The submitted 'Existing and Proposed Site Layout' has been amended to incorporate a 45-degree rule to demonstrate that the proposed development would not breach the line to ensure that the proposal would not cause significant overshadowing or appear unduly dominant and would have an acceptable impact.

174 Driveway

No.174 is the paired, semi-detached dwelling. The original front and rear elevations sit parallel to the application property. No.174 benefits from a small front porch and a side extension (garage/store).

The proposed development would not project any further from the existing front and rear elevations of when observed from No.174 and therefore no material impact on residential amenities or privacy would occur.

No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity or privacy because of the proposed development. Overall, the proposed development would comply with Saved Policy H8 and the Householder Development SPD.

Highways

The proposed development would not increase the number of bedrooms at the application property or impact on existing parking provisions. As such, it would not result in any material changes or impact on highway safety.

Refuse bins would continue to be stored within the front garden area and would not be affected because of the proposed development.

Therefore, the proposed development would be acceptable and not result in any highway safety concerns.

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) 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
29/01/2025	L35 3TT/176/01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATION. LOCATION PLAN
18/03/2025	L35 3TT/176/02	REV A	EXISTING AND PROPOSED SITE LAYOUT
29/01/2025	-		APPLICATION FORM
18/03/2025	-		EMAIL FROM AGENT CONFIRMING WINDOW DETAILS TO MATCH EXISTING DWELLING

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Jo Sheridan

Date:

25/03/2025

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026.

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

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