

<u>APPLICATION NO:</u>	23/00476/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	54 Longmeadow Road, Knowsley Village, Knowsley, L34 0HS		
<u>PROPOSAL:</u>	ERECTION OF A PART SINGLE STOREY PART TWO STOREY FRONT EXTENSION TOGETHER WITH THE ERECTION OF A FIRST FLOOR SIDE EXTENSION, CONVERSION OF GARAGE TO FORM HABITABLE ROOM AND THE REPLACEMENT OF EXISTING REAR EXTENSION FLAT ROOF WITH PITCHED ROOF		

Site Description

The application property is a detached dwelling located within a primarily residential area. It is brick facing with white UPVC openings and accommodates a gable roof.

The property benefits from an attached garage which has subsequently been extended in the form of a single storey rear extension which accommodates a flat roof.

The character of the street scene typically consists of properties built within the same time period estimated to be circa 1960s construction. However, there are two properties located opposite the application site which benefit from a more contemporary appearance and similar properties are found within a wider locality.

The property benefits from a hardstanding drive sufficient to accommodate multiple vehicles and allows for 2no. access points to be utilised.

Proposal

The application proposals seek permission for a part single storey part two storey front extension together with the erection of a first floor side extension above the existing garage, the existing garage will also be converted to form a habitable room and the replacement of the existing flat roof rear extension with a pitch roof.

The proposed front extension would consist of a part single storey part two storey extension. The central column would project 2.3m forward the existing front elevation and span a width of 4m. It would accommodate a gable roof measuring 4.2m at the eaves and 6.2m at its highest point and would be faced with a glazed frontage and central door with grey UPVC cladding and tiles. Either side of the central gable frontage the extension would also include 2no. single storey extensions. The garage is to be converted to a habitable room and would project 1m forward the existing front elevation and span a width of 4.7m. The lounge would be extended and span 1m forward the front elevation and span a width of 3.8m. Both single storey aspects would accommodate pitch roofs measuring 2.2m at the eaves and 3.3m at their highest point.

A first floor extension is proposed above the existing garage. It would result in the creation of a dual pitch gable roof measuring 5m at the eaves and 6.4m at its highest point sitting below the existing gable roof. The proposed bedroom would measure 4.4m in depth by 4.7m in width and contain 1no. window at the front elevation.

Permission is also sought for the erection of a new pitch roof above the existing flat roof extension. The pitch roof measures 2.4m at the eaves and 4m at its highest point.

The proposals would include internal alterations to create a new entrance/landing area together with 1no. living room and 1no. bedroom together with internal alterations to provide 2no. en-suite bathrooms which fall outside the scope of this application.

Consultations

Not applicable.

Representations

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

Planning History

Ref: 74/10376/HIST – Erection of sun lounge and kitchen extensions and conversion of porch to toilet. Granted 23rd July 1987.

Ref: 19/00120/FUL – Erection of a two storey rear extension and installation of front porch canopy. Granted 18th April 2019.

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, an alteration 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 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

The Householder Development SPD states front extensions can be particularly prominent in the street scene and should be carefully designed to retain the character of the residential area. The size of front extensions is dependent on the type of dwelling and degree of set back from the highway. The application property is significantly set back from the public highway and is capable of accommodating a larger front extension.

The development proposals submitted have taken inspiration from neighbouring residential properties at 1 Quakers Meadow and 2 Quakers Meadow where similar works were granted permission in 2016 under application 16/00580/FUL and 2021 under application reference 21/00478/FUL respectively. The proposed extension would generally seek to mirror the developments which have occurred in respect of these properties and is therefore not considered to be detrimental to the character of the existing property or the wider street scene.

The proposed gable entrance provides a modern aesthetic which would respond

positively to nearby properties and the roof would match the angle of the existing gable and would sit below the ridge of the side extension making it appear subservient to the original dwelling house.

The proposed single storey front extensions would provide a degree of symmetry to balance the proposed extensions. The Householder Development SPD states that first floor extensions should be set back 1m at first floor level or retain 1m at the side elevation to the property boundary. The first floor aspect would be sited above the existing garage which retains at least 1m separation to the common law boundary. Notwithstanding this, the first floor extension would be set back by .3m from the existing front elevation and 2.4m from the proposed two storey front extension and would assist in ensuring the development appears subservient to the application property and avoids the creation of a terracing affect due to the setback associated with the neighbouring property.

The development proposals also seek to replace the existing flat roof extension with a new pitch roof at the rear. In terms of design, the Householder Development SPD typically seeks to avoid flat roof extensions. As such, the proposed pitch roof is an improvement over the existing design in keeping with the guidelines in the SPD however regard to residential amenity needs to be considered in this respect due to juxtaposition of properties.

The development proposals would include brick to match the existing whilst the windows are to be grey anthracite finish together with K rend finish as accents. Given the nature of similar proposals in the area it is considered that the proposed materials would be in keeping with nearby properties and would not look out of place within the context of the wider street scene. Notwithstanding this, the proposed gable frontage would be faced in black decorative tiles and no details relating to the K rend colour has been provided. The Local Planning Authority raised concerns with the applicant that this may appear particularly dominant against the backdrop of the remaining materials. As such, the applicant has advised the use of anthracite tiles instead to match that of the proposed materials which is considered acceptable and a condition is placed on this application to secure this.

Taking the above matters into account, the development is acceptable in terms of design.

Residential Amenity

No. 52 Longmeadow Road

No. 52 is a detached property which sits in alignment with the application property. It has previously been extended in the form of a canopy roof in front of the existing property's entrance and garage.

No. 52 is the same house type as the application property and contains 3no. windows at its side elevation. The window closest to the front elevation provides the only outlook for 1no. bedroom whereas the two remaining windows serve non-habitable rooms. Whilst the existing dwelling is already influenced by the gable end of the application property, the two storey front extension would extend 2.4m forward the existing front elevation and may result in adverse effects to the outlook of the first floor bedroom. The proposed side elevation of the two storey extension is located 10.8m from the side elevation of no. 52. The 45 degree rule would not be breached in this respect as it would already be influenced by the gable end of the application property. As such, it is not considered that the proposed extension would result in

adverse effects to this property and sufficient outlook would remain to the occupiers of no. 52.

No. 56 Longmeadow Road

No. 56 is the adjacent detached property. The application property is set back from no.56 and its front elevation is parallel to the rear elevation of no. 54. As such, the first floor extension would span 4.4m beyond the rear elevation of this property.

Given the layout of these properties regard is taken from the guidance concerning rear extensions which advises that 2 storey extensions of up to 3m will normally be acceptable. Extensions beyond this will only be acceptable if they do not breach the 45 degree rule. The application proposals include a 45 degree plan which demonstrates that the 45 degree rule will not be breached. Whilst the proposed first floor extension would be built closer to the common law boundary and would influence some outward views from the nearest bedroom window it is not considered that this would be sufficient to adversely affect residential amenity of no. 56 to a significant degree.

Regarding the proposals concerning the replacement of a flat roof in favour of a pitch roof, it would maintain the same height at the eaves but increase the overall height to 4m. However, the pitch roof would return towards the application property and its view would be influenced partially by the gable end of this property. It is not considered that this aspect would be particularly overbearing to the occupiers of no.56. No impacts to residential amenity would occur as a result of the proposed development.

No other properties would be affected.

Highways

The application proposals do not seek to increase the number of bedroom spaces and as such only 2no. parking spaces are required. Despite the forward projection of the proposed front extension there would still be sufficient space for parking several properties within the curtilage of the property boundary.

As such, no risk to highway safety would occur as a result of the proposed development.

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) Notwithstanding any description of materials in the application, no above ground construction works shall take place until a full specification of materials to be used externally on the dwelling house have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area. The development shall be carried out in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with 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
26.05.2023	LOCPLAN		LOCATION PLAN
26.05.2023	02		PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **26 July 2023**

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.

Appendix 1 – Site Photographs



Similar examples found opposite the application property.

