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|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 24/00272/FUL                                                                                                                             | <b><u>CASE OFFICER:</u></b> | Lee Osborne |
| <b><u>WARD:</u></b>           | Roby                                                                                                                                     | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | 18 Cassino Road, Huyton, Knowsley                                                                                                        |                             |             |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A TWO STOREY SIDE EXTENSION AND CONVERSION OF EXISTING GARAGE INTO HABITABLE ROOM WITH NEW FLAT ROOF AT HIGHER LEVEL AT REAR |                             |             |

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### **Site Description**

The application site consists of a semi-detached house with associated garden curtilage. There is a single storey rear kitchen extension side and a garage at the side and rear of the dwelling adjoining the rear kitchen extension. The houses on this side and part of Cassino Road are on land considerably higher than the carriageway with driveways sloping up to the houses. There is a primary school and grounds on the opposite side of the road to the site.

### **Proposal**

The application is for the erection of a car port with bedroom and en-suite above to the side of the house and to convert the garage to study and shower room with access/egress from the front of the conversion, and to the rear on the inside side elevation and from the kitchen. It is also proposed replace the upper part of the garage walls with brick, at the moment there is a timber skirt around, and install a new flat roof which would nominally raise the height of the garage 0.1m to 2.9m.

The car port would be open at the front and rear, with a solid side elevation. The bedroom would be 6.7m deep, the same length as the wall of the car port, and 2.6m wide. The side extension would be set in 0.9m from the front of the house. The roof would be pitched and tied into the pitched roof of the existing house with the ridge 0.3m lower.

### **Consultations**

None Required

### **Representations**

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

### **Planning History**

K/APP3583 - KITCHEN EXTENSION AND GARAGE. Granted: 09.01.1979.

24/00295/PDE - SINGLE STOREY EXTENSION AT REAR AND PITCHED ROOF TO REPLACE FLAT ROOF AT REAR. Granted: 22.07.2024.

### **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.

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

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

#### **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**

The application is for domestic works to a house in a residential area and is acceptable in principle.

The proposed works to the garage are acceptable and would not be detrimental to the visual amenity of the neighbouring properties or the area in general. The carport with bedroom/en-suite above is acceptable in design. The neighbouring dwelling, 20 Cassino Road, has single storey extension set to the rear and side and whilst the outlook of this extension would be affected this is an extension with scope to install a window on the rear elevation and it is considered therefore that the impact of the extension would not be detrimental to a degree to warrant refusal. On the gable of the neighbouring house are the entrance door with hall landing above and as such it

is considered that the impact on the neighbouring property, including the extension, is acceptable and would not be overly detrimental to visual amenity of that property.

The two storey extension would be set back from the front of the existing house 0.9m with a corresponding roof ridge height 0.3m lower than the ridge of the existing roof. This alleviates any potential terracing effect. Whilst Council policy usually requires a 1m set back at first floor level the set back of 0.9m is appropriate and acceptable in terms of terracing mitigation, particularly with the houses set considerably higher than the carriageway and therefore considerably less in view with regards such issues than dwellings on ground level with the carriageway.

The proposals therefore comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

### **Highway Considerations**

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The distance from the gable to the party boundary is 2.7m, whilst the Householder Development SPD states that a distance of 2.75m at the side of a dwelling is considered a parking space. With a distance of almost 10m to reverse down the side of the house from out of the garage the garage is not used for parking but as a store. Whilst the width of the car port internally would be 2.3m parking spaces are not lost as the party boundary to gable width is less than specified as usable in the SPD. There would be two useable parking spaces on the driveway (and with the front part of the first car within the front car port area), and there is scope within the front garden for a further parking space if required. There appears to be no issue with on-street parking in the locality and therefore a condition requiring a further parking space in the front garden to accord with Council parking standards for 4 bedroom dwellings is not considered necessary.

The proposal would not be detrimental to road safety and therefore complies with para. 111 of the NPPF and Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

### **Residential Amenity**

The application is for works and an extension to a house in a residential area and raises no residential amenity concerns and would not give rise to overlooking or loss of privacy issues.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

### **Conclusion**

The proposals are acceptable in design and would not be detrimental to the amenities of the area and have acceptable impact on the neighbouring property. The application complies with planning policies and is therefore recommended for approval.

### **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 and the garage conversion 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 Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

## SCHEDULE 1

| Date Received | Ref. No | Version | Drawing/Document Title              |
|---------------|---------|---------|-------------------------------------|
| 07/06/2024    | 02a     | -       | PROPOSED FLOOR PLANS AND ELEVATIONS |
| 23/05/2024    | 04      | -       | LOCATION PLAN                       |

**Signed Case Officer<sup>1</sup>:**      **Lee Osborne**

**Signed Authorising Officer<sup>2</sup>:**      **K Foster**

**Date:**      **19 September 2024**

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<sup>1</sup> 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

<sup>2</sup> 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