

<u>APPLICATION NO:</u>	24/00196/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	1 Riding Hill Road, Knowsley, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF GARDEN STORE ROOM, ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT AND SIDE EXTENSION AND ERECTION OF FRONT BRICK WALL		

Site Description

The application site is located at 1 Riding Hill Road, Knowsley and is situated within an area designated as a Primarily Residential Area in the Development Plan. The application property is an end-terraced dwellinghouse and is brick facing on its front, side and rear elevations. The property also comprises white UPVC openings with grey, flat, concrete roof tiles.

The property benefits from an existing side extension, which serves as a garden store, a front porch extension and an outbuilding adjacent the rear curtilage.

The application property is located within a terraced row of four properties with uniform building lines. The street scene comprises characteristically small terraced-row groupings of dwellings which are predominantly brick facing with some dwellings being faced in render or cladding; with a line of rendered facing bungalows to the corner of the application site.

The front elevation of the dwelling is west facing, and the property (from the porch) is set-back from the highway circa 5.55m. The front garden area comprises block paving to provide hardstanding with a brick boundary wall to enclose the front area. Refuse bins are stored within the front garden area of the site. To the north of the site is an expansive grassed area.

Access to the site is taken across a raised kerb.

Proposal

The application seeks permission for the erection of a two-storey side extension, single storey front and side extension together with the erection of a front brick boundary wall and the demolition of the garden outbuilding.

The proposed two-storey side extension would have a width of 3.04m and a depth of 6.96m (ground floor), 6.16m (first-floor). This would be served by a dual-pitched roof which would measure roughly 4.72m at the eaves and 7.45m at the ridgeline.

The proposal would be set back from the porch by 0.7m. Windows would be inserted to the front, side and rear elevations.

The proposed front boundary wall (brick) would replace the existing front boundary

wall, which is dilapidated and in poor condition. The replacement front boundary wall would measure at a height of 0.75m and the brick pillars and capping would measure a height of 1m.

The submitted plans contain an annotation which states that a section of grassed area adjacent the existing front garden area and driveway for the application site, which measures circa 40sqm, is subject to be purchased, and would provide additional hardstanding. Certificate B has been signed and submitted with the Application Form and the Council's internal Highways Authority listed as a party served notice of the application proposal.

The application has seen minor amendments which include, the ground floor front elevation window height reduced to harmonise with the existing front elevation wall pillars height reduced, driveway annotation included (for the avoidance of doubt) of the surfacing materials.

Consultations

Knowsley Parish Council - No Comments Received.

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

Planning History

APP. NO: 21/00645/FUL

PROPOSAL: DEMOLITION OF GARDEN STORE ROOM AND ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION AND ERECTION OF FRONT BRICK WALL

DECISION: GRANTED

DECISION DATE: 10 September 2021

The above permission is broadly for the same proposal and was not implemented. This should hold significant weight in the assessment for this application given the Local Plan: Core Strategy, Replacement (Saved) Unitary Development Plan, and Householder Development SPD have not been amended since the determination of the previous application.

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 two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

Design

6.10 of the Householder Development SPD stipulates that normally the Council would require that materials for an extension should generally be the same or similar as on the main dwelling.

6.13 of the Householder Development SPD asserts that where architectural quality can be demonstrated where they are designed to offer a sensitive contrast to the original building through their siting, form, massing, fenestration, materials and details. In such cases, simple and elegant design will be preferred, where the new development is clearly identifiable from, but an integral part of, the original building.

The existing dwelling is brick facing with white UPVC openings and tiled roofing. The submitted plans annotate that the external facing walls of the proposed development would be rendered facing (also the rear elevation of the original property) whilst the front elevation would appear to retain the brick facing. Other external materials (roof tiles, windows, gutter and downpipes) would match the existing dwelling.

The proposed external facing walls being rendered would contrast to the brick face of the original dwelling to the front elevation, however, would not be considered an unacceptable contrast. It would be considered to accord with 6.13 and display a simple design choice which would present a sensitive contrast through materials. Part-brick and part-render external walls would not be deemed to significantly present a harmful design.

Moreover, the street scene and wider locality displays several properties with semi-rendered facing sections or select elevations, to provide a contrast. One prominent example is at the junction of Riding Hill Road where the highway adjoins Berry Hill Avenue (No.27), as well as other properties on Riding Hill Road. Some properties at the end of terraced rows contain extensive cladded front elevations, and although not render, present an alternative to a strict brick exterior.

Due to 6.13 of the SPD and the character of the street scene, it is not considered that the proposed developments external facing walls would result in any severe harm to

the locality or character of the area, would therefore be acceptable and would broadly comply with Saved Policy H8.

The proposal would be served by a pitched roof, which would be subordinate to the original dwellings roof due to it being lower. It would echo the design, pitch and materials of the original roof and be in keeping.

The Householder Development SPD stipulates that that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also outlines that proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

The Householder Development SPD furthers that usually either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

7.2 of the SPD continues to outline that the above requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect.

The submitted plans show that a set-back of circa 0.7m would be achieved. Which due to the position of the property and the absence of any dwelling to the north in the same building line, no terracing effect would actually or potentially occur. This would comply with the guidance to relax the requirement.

No part of the overall proposed development would project beyond the existing porch of the application property. The ground floor of the proposal would surpass the original building line of the terraced row but would largely be screened from the porch as to reduce any prominent impact. This would still be a small projection and given the distance retained from the highway, would not result in any adverse impact.

The Householder Development SPD (Gates, walls and fences, 7.12) outlines that the style and materials of all gates, walls and fences should match or be in harmony with the existing style of the boundary treatment in the surrounding area or, where more appropriate the dwelling itself. It also states that highway visibility should be preserved and solid walls or fences above 0.6m adjacent to vehicular access should be avoided.

The proposed boundary treatment would replace the existing dilapidated wall and the submitted plans outline that this would be erected with brick to match existing. This would ensure that any materials used would be in keeping with the style of the dwelling. The surrounding area is bounded by a variety of materials; however, brick boundary walls are common throughout the locality, with one at the adjoining property (No.3 Riding Hill Road). Therefore, the materials and design of the boundary treatment are acceptable. The height of the proposed wall has been reduced to 0.7m, although, this would be a marginal increase above the guidance (0.6m) and would not be considered to result in any significant harm. The front boundary wall would be deemed acceptable.

6.25 of the Householder Development SPD asserts that proposals should ensure that

adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. Extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

As outlined, at present the refuse bins are stored within the front garden area of the curtilage adjacent the property. This is common in the street scene. Therefore, this would be deemed acceptable to maintain this with no change or harm to the street scene. There would remain sufficient space within the front garden area to accommodate the necessary levels of parking and storage of refuse bins. This would be acceptable.

Overall, it is considered that the proposed development would have an acceptable design and would broadly be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

3 Riding Hill Road

No.3 is the adjoining, mid-terraced property. The front and rear elevations sit parallel to the application site.

The proposed development would be erected to the gable wall of the application site and generally not surpass beyond any existing elevations. There would be no impact to the amenity or privacy to the occupants of No.3.

18 Berry Hill Avenue

No.18 is an end-terraced dwelling located to the north-west of the application property at an oblique angle of circa 16m.

The proposed development would contain two windows on the side elevation. These would be situated in roughly similar positions on the existing gable wall) consequently, would not be considered to facilitate any greater views into the rear gardens of No.18 due to the oblique relationship. The views of these windows would face north and direct towards the greenspace.

Therefore, no concerns are raised on any potential harm to residential amenity or privacy to the occupants of No.18.

No other properties in the locality are considered to suffer any adverse harm to residential amenity or privacy because of the proposed development.

Highways

The application property at present is capable of accommodating two vehicles within the front curtilage.

As outlined within the Householder Development SPD and KMBC 'Ensuring a Choice of Travel' SPD, properties with 3 bedrooms are required to provide 2 parking spaces.

Therefore, the proposal complies with this.

The access to the front driveway would be made wider with the replacement front boundary wall. If the shaded land in the submitted plans is obtained and under the ownership of the applicant this will increase the space available. Given, however, the existing arrangements satisfy the guidance of the SPD, no concerns are raised.

Therefore, it is considered that the proposed development would not have a detrimental impact on highway safety.

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) Notwithstanding the external wall materials approved within the submitted drawing, No.01424/SK/01 hereby approved, 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
01/11/2024	01424/SK/01	REV A	EXISTING AND PROPOSED PLANS AND ELEVATIONS. EXISTING AND PROPOSED SITE BLOCK PLAN.
16/07/2024	-	-	LOCATION PLAN.

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

K Foster

Date:

5 November 2024

Informatives

Not applicable.

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