

<u>APPLICATION NO:</u>	24/00144/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	7 Ash Crescent, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION *RETROSPECTIVE*		

Site Description

The application property is located at 7 Ash Crescent, Huyton and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is rendered facing on its front, side and rear elevations, along with white UPVC openings and tiles roofing.

The application property benefits from a part two-storey side extension. On the ground floor, this spans from front to rear elevation of the original dwellinghouse. The proposed development forms a rear and side extension in terms of the relationship with the dwelling; the proposed development sits flush with the rear elevation of the ground floor projection of the two-storey side extension.

Proposal

The application seeks permission for the retention of a single storey rear and side extension. *The application is a retrospective application to obtain Planning Permission for the development, which is largely finished and is waiting to be rendered on the exterior and the patio doors to be inserted.

The proposed development has seen the replacement of the previous conservatory with external masonry walls and tiled roofing. The footprint has not been amended or enlarged from previous.

The proposed rear and side extension has a projection of 2.61m and has a width of 5.24m. The proposal is served by a mono-pitched roof, that extends the existing mono-pitched roof adjacent and measures at a height of 2.64m at the eaves and 3.17m at its highest point. The roof contains three skylights.

As stated, the proposed development is nearing completion. The application is to regularise and officiate the development. Amended plans were received to show all three rooflights.

Consultations

None Required.

Representations

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

Planning History

APP. NO: 74/13123/HIST
PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO SIDE OF DWELLING TO PROVIDE GARAGE AND DINING ROOM WITH BEDROOM ABOVE
DECISION: PER
DECISION DATE: 15 March 1991

APP. NO: 23/02673/CLD
PROPOSAL: CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR THE ERECTION OF A SINGLE STOREY REAR/SIDE EXTENSION
DECISION: REF
DECISION DATE: 6 December 2023

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.

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

*It is noteworthy to recognise that the proposed development would be within the Parameters of the General Permitted Development Order (GDPO) with the earlier application for a Certificate of Lawful Development (23/02673/CLD) being refused on a cumulative impact when considered alongside the earlier two-storey side extension (74/13123/HIST) and that the scale, form and mass would otherwise be considered to comply with the criteria to benefit from Permitted Development.

Design

The existing dwelling is rendered facing on all elevations together with white UPVC and tiled roofing.

The proposed development has indicated on the submitted plans that the external facing walls would be white rendered to match the existing dwelling. There is also a layer of brick coursing at the bottom of the extension which would emulate the existing.

The Application Form has stipulated that the doors are to be powder-coated aluminium; given this is on the ground floor rear elevation and the fact that the colour and style does not significantly detract from the overall original design, this would be considered acceptable.

The rooflights are seen in the site photos are also black in colour and subsequently do not harmonise with the otherwise white fenestration found at the site. However, although this would not be in strict compliance with the Householder Development SPD, it would not be considered to result in any material and significant harm or be unacceptable. For that reason, it would be considered acceptable.

As stated, the proposed development for the single storey side and rear extension, both previous and existing would be considered to be within the parameters of the GDPO and therefore, would be considered to have an acceptable scale, form and mass.

Overall, the proposal would have an acceptable design and would largely be in accordance with the Householder Development SPD and Saved Policy H8.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

5 Ash Crescent

No.5 is the adjacent semi-detached dwelling, the original front and rear elevations of the two properties sit parallel to one another. No.5 benefits from a conservatory to the rear.

The proposed development would not be considered to cause any materially significant change on residential amenities or privacy to the occupants of No.5 given that the footprint has not increased. The proposal would not be readily visible from the occupants of No.5, as existing, it sits parallel to the ground floor elevation of the two-storey side extension.

Furthermore, the proposed extension of the ground floor mono-pitched roof would not be raised any higher than the existing roof adjacent to the party boundary shared with No.5 and subsequently, the proposal would not be considered to result in any significant material change.

Overall, the proposed development would be in accord with the Householder

Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.5.

9 Ash Crescent

No.9 is the paired, semi-detached dwelling, the original front and rear elevations of the two properties sit parallel to one another.

The proposed development would see the extension of the canopy roof / mono-pitched roof. This would not be a significantly material change, however, and would be considered acceptable.

The footprint would not be increased and would display a suitable scale to not have a detrimental impact on the residential amenities of No.9

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.9.

Highways

The proposed development would not have an impact on any existing parking provisions as the proposal is situated to the rear of the dwelling and would not result in the loss of any existing parking spaces.

Overall, the proposal would be acceptable and not have cause any adverse harm to highway safety of the locality.

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/05/2024	P-02	A	PROPOSED PLANS AND ELEVATIONS
20/03/2024	P-01	-	EXISTING PLANS AND ELEVATIONS. LOCATION PLAN.

<u>Signed Case Officer¹:</u>	<u>Reece Black</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>16 May 2024</u>

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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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