

<u>APPLICATION NO:</u>	22/00126/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	The Whitstable House, 45 Wimborne Place, Huyton		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR, FRONT PORCH CANOPY EXTENSION TOGETHER WITH DISABLED ACCESS RAMP		

Site Description

The application relates to a semi-detached house on Wimborne Place at the junction with Wimborne Road, The property, with the adjoining house, provide a junction building designed to give presence on both roads and turn the corner. As such the property has a front which is partly angled as does the adjoining house so that the junction is turned rather than presented with two adjoining houses at rightangles to each other. There is a small grassed area at the front of the house, giving separation from the back of footpath, together with a small rear garden of a roughly triangular shape. At the side there is a driveway which runs into the driveway of the neighbouring house, 43 Wimborne Place. The driveway is approximately 11m deep from the back of footpath to the rear garden fence, sufficient parking for 2 cars.

Proposal

The revised scheme is for the erection of a single storey extension to the rear and part of the side of the house. It is also proposed to erect an entrance ramp to the front entrance for disabled person's use and to extend the porch canopy so that the ramp is covered.

The extension at the rear would approximately 3.3m deep, come down at an angle into the rear garden to give a depth of approximately 1.5m deep and then straighten out to extend to the boundary with 43 Wimborne Place. The extension would extend down the drive approximately 3m. The extended porch canopy would be approximately 3.15m wide and 1.8m A drive way of deep. The access ramp would be shallow with a 5 degrees slope and allow disabled person's access as at present there is a step up into the house from the front path. A driveway of approximately 5.25m length would remain, allowing in-curtilage parking for one car.

Consultations

None Required

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Relevant Planning History

21/00743/FUL - ERECTION OF TWO STOREY SIDE/REAR EXTENSION AND

SINGLE STOREY SIDE/REAR EXTENSION. Granted: 27.10.2021.

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

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The design of the proposed extension, porch canopy extension and front access ramp is satisfactory and would not be detrimental to the visual amenities of the neighbouring properties or the area in general. The rear extension would be 3.3m on the boundary with the adjoining house, 67 Wimborne Road and would therefore comply with Council policy as laid out in the Householder Development SPD which allows an extension up to 4m deep on a party boundary. Due to the design of the houses the 45 degrees outlook from half of the living room window of the adjoining

house would be of the rear extension. However, it is considered that the outlook would not be compromised to an unwarranted degree and the outlook would be satisfactory given the context of the design of the houses and the policy compliance. The adjacent house, 43 Wimborne Place has no windows on the gable and there would be satisfactory distance that the extension would not have significant impact on the visual amenities of the property. The view of the house from the public highway would be satisfactory and would not harm the street scene.

The proposal would leave one parking space within the curtilage. Whilst two spaces would usually be required given the fall-back position granted by the previous extant permission which also left one space in-curtilage it is considered that in this instance one parking space must be considered acceptable.

The proposal is for an extension to a house in a residential area and as such raises no residential amenity concerns, and no privacy issues are raised.

Conclusion

The proposal as revised would be acceptable with regard the visual and residential amenities of the neighbouring properties and the area in general. One parking space would be available which is considered acceptable given the extant planning permission fall-back position which also would give one parking space available within the curtilage. As such the planning 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 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 and the National Planning Policy Framework.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the side elevations of the extension hereby permitted.

Reason: In the interests of privacy having regard to 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
22.03.2022	(A) 100		Location Plan
01.09.2022	(A) 102	E	Proposed Floor Plans
01.09.2022	(A) 103	G	Proposed Elevations
01.09.2022	(A) 105	F	Proposed Site Plan

Signed Case Officer: Lee Osborne

Signed Authorising Officer: Alan Kilroe

Date: 21 October 2022

