

<u>APPLICATION NO:</u>	25/00193/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	115 Home Farm Road, Knowsley, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION

Primarily Residential Area

Site Description

The application relates to a two-storey end terraced dwelling located on the northern side of Home Farm Road within Knowsley Village.

The host property is enclosed by a fence to the front boundary with a hard surfaced frontage and a driveway with direct access off Home Farm Road. There is a deep highway grassed verge fronting the application site.

There is an existing entrance porch to the front elevation of the dwelling. The property also has a covered lean-to at the side of the dwelling incorporating an original outbuilding and accommodating a WC and utility area. There is an existing conservatory at the rear.

Proposal

The application seeks consent for the erection of a single storey extension to the side and rear. The proposal would see the demolition of the existing conservatory and the part of the existing outbuilding / lean-to. The extension would provide a utility room with a lounge and dining area forming an open plan area with a kitchen in the existing dwelling at the rear of the property. The remaining lean-to area would be utilised as a WC which would see a door within the front elevation replaced with a new window.

The side extension would be set behind the remaining lean-to by approx 4.9 m from the main front elevation of the host dwelling. It would project out from the existing gable elevation of the house by 2.64 m and 'dog-legs' in to 1.78 m out from the gable elevation. The proposed extension would project out from the main rear elevation of the existing dwelling by between 3.79 m and 4.05 m. The extension would have an overall width of 8.1 m. It would have a flat roof attaining a height of 3 m to the eaves level with a maximum height of 3.8 m to the top of a proposed roof lantern. It is also proposed to replace the existing Perspex roof over the lean-to with a new flat roof.

Consultations

Knowsley Parish Council - No comments received

Representations

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

None.

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.

NATIONAL PLANNING POLICY FRAMEWORK

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

SUPPLEMENTARY PLANNING DOCUMENTS

- Householder Development SPD (2016)
- Ensuring a Choice of Travel SPD (2010)

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 site is allocated as a Primarily Residential Area on the Local Plan Policy Map, a proposal to extend an existing dwelling in a residential area is acceptable in principle subject to compliance with relevant planning policies and guidance.

Saved Policies H5 and H8 of the Unitary Development Plan (2006), Policies CS2 and CS19 of the Local Plan Core Strategy (2016) together with the Householder Development SPD (2016) are relevant. The Council's Householder Development SPD also forms a material consideration for the purposes of determining planning applications providing additional guidance in relation to householder development within the borough. 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.

Layout

The proposed extension would incorporate part of an existing lean-to and outbuilding at the side of the dwelling. Existing timber fencing would be retained and made good along the boundaries with the site the neighbouring dwellings. Adequate space would be retained to ensure that the development would not result in a cramped appearance.

Amenity Space

The property has an enclosed private garden to the rear. An acceptable level of amenity space for the size of dwelling would be maintained following development.

Waste Management

The Householder Development SPD requires that extensions should ensure that adequate provision is made / retained for refuse collection and recycling. 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. Currently access to store bins to the rear could be gained through the lean-to. However, it was noted during the Officer's site visit that bins are stored to the front of the property (site visit was not on a bin collection day). Furthermore, on inspection of street view images on Google Maps on various dates the bins are on each occasion stored to the front. Whilst the proposed development would remove access to the rear of the site, given that storage of bins at the front is clearly an ongoing situation. The development would not therefore make the situation any worse and it is therefore

considered that a bin store would not be required in this instance. It is considered that the facilitation of kerbside bin collection would be maintained and it is not considered that there would be conflict with the Householder SPD and Policy WM9 of the Waste Local Plan.

Parking Provision

The proposal would not result in additional bedrooms requiring an uplift in parking provision. Existing parking would be unaffected by the proposed development.

Design

The extension would have a flat roof incorporating a large roof lantern at the rear. It is also proposed to replace the existing Perspex roof over the lean-to. Whilst this does not echo the roof style of the host property, the proposed extension would be located at the rear of the dwelling and it is considered that in this instance, given that the extension would not be visible from the street the proposed development would not result in an unacceptable design.

A large opening incorporating patio doors is proposed within the rear elevation which is a common feature of many extensions that have been approved across the Borough. No openings are proposed to the side elevations. The window detailing is considered acceptable.

The Householder SPD advocates materials that match the host dwelling. The host property is constructed of facing brick with a profiled tiled roof with Anthracite uPVC windows to the front elevation and white windows and doors to the side and rear. The proposed extension would be constructed in brick work to match the existing dwelling with a GRP adhered single ply membrane roofing system; windows and doors would be Anthracite uPVC, rainwater goods would be white to match the existing dwelling.

Given that there would be limited views of the development and the majority would not be highly visible from the street the design of the proposed development is considered to be acceptable. The proposed extension is of an acceptable scale and would provide a contemporary design which does not raise significant concern.

On balance, the proposal does not conflict with Policies CS2 and CS19 of the Local Plan: and Saved Policies H5 and H8 of the UDP.

Highway Considerations

The proposed development would not impact on existing parking provision on the site and the proposal would not present any concerns relating to parking provision or highway safety.

The proposal would not therefore conflict with Policies CS2 and CS19 of the Local Plan; Policies H5 and H8 of the UDP or the Householder Development and Ensuring a Choice of Travel SPDs.

Residential Amenity

Saved Policies H5 and H8 of the Knowsley UDP and Policies CS2 and CS19 of the Local Plan seek to ensure that new development avoids unacceptable impacts on

existing residents. The Householder Development SPD requires that extensions adequately protect neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree.

No. 117 Home Farm Road

No. 117 is the attached terraced dwelling. This property has an existing rear extension together with a 'make-shift' structure adjacent to the common boundary with the host property. The proposed extension would be 4.05 m in depth approx. 200 mm off the common boundary with No. 117. There is an existing high level fence on the common boundary alongside the existing conservatory on the application site. Therefore, whilst the proposed extension would marginally exceed the Householder SPD guideline of 4 m generally considered to be acceptable, it is considered that given the above factors, this negligible exceedance would, in this instance, be acceptable.

It is considered, having regard to the existing site circumstances and the , that the proposed development would not result in significant harm to the residential amenities of this neighbouring occupier due to loss of light, overshadowing or from the development appearing overbearing from the neighbour's property.

No. 113 Home Farm Road

No. 113 Home Farm Road is the adjacent property, linked to the host property by existing outbuildings which have been transformed into extensions to the each of the properties. Due to the siting of the original outbuildings the common boundary between the sites 'dog-leg' around the outbuildings; No. 113 owns the front and the applicant owns the rear part of the building (as originally constructed). The neighbouring property has also been extended to the rear, wrapping around the side and connecting to the original outbuilding which incorporates a pitched, seen from the front of the site.

The proposed extension would abut the rear of the neighbour's outbuilding and would be located between approx. 170 mm and 1.2 m off the common boundary with No. 113. The extension would project approximately 1.32 m beyond the rear of the neighbour's rear extension.

Where it is adjacent to the common boundary with No,113 the proposed extension would project 4.05 m from the rear of the original dwelling. Whilst the proposed extension would marginally exceed the 4 m SPD projection guideline, it is considered that given the above factors, the negligible exceedance would, in this instance, be acceptable.

Taking the above into account, it is considered that the development would not have significant impacts on the residential amenity of this neighbour due to loss of light or overshadowing. It is also considered that the extension would not appear overbearing.

No other properties would be affected by the proposed development.

The proposed development would not conflict with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Conclusion

In summary, the proposal would not conflict with the National Planning Policy Framework (2024), relevant Core Strategy and Replacement UDP policies and the guidance set out in the Householder Development SPD and is therefore recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 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) Except where indicated otherwise on the approved drawings, 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 the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development Supplementary Planning Document (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/04/2025	25013-01	REV A	LOCATION AND EXISTING PLANS
09/04/2025	25013-03	REV A	SITE PLAN & 3D
09/04/2025	25013-04	REV A	PROPOSED GROUND FLOOR PLAN
09/04/2025	25013-05	REV A	PROPOSED ELEVATIONS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 05/06/2025

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 The granting of planning permission does not confer consent to encroach onto any neighbouring land which would be a civil matter between the affected parties. Consideration should be given to this, for example, in respect of any gutters potentially overhanging over shared boundaries.

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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