

**APPLICATION NO:** 22/00234/FUL      **CASE OFFICER:** Maxine Wishart

**WARD:** Roby      **PARISH:**

**LOCATION:** 38 Sycamore Road, Huyton, Knowsley

**PROPOSAL:** ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE ENLARGEMENT OF EXISTING SINGLE STOREY REAR EXTENSION TO CONNECT TO EXISTING GARAGE AND CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM

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### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Primarily Residential Area.

### **Site Description**

The application relates to a semi-detached dwelling located on Sycamore Road; a residential road located on a well-established residential development in Huyton. The host dwelling incorporates an existing single storey extension to the rear, lean-to the side and detached garage towards the rear of the property. The dwelling is set behind a low wall with hedge and has double access gates leading to a driveway at the front/side of the house.

The area is characterised by semi-detached dwellings. The application site backs onto Ten Acre Pits woodland, a local wildlife site which is traversed by footpaths.

### **Proposal**

The application seeks consent for a part single storey and part two-storey 'wrap around' extension to the side and rear which would link into the existing brick garage that would be converted to living accommodation.

The single storey element to the rear would span almost the width of the existing rear elevation and the width of the proposed two-storey side extension (8.93 m wide). It would extend the existing living room and kitchen to provide open-plan accommodation to the rear and a utility room. The ground floor extension would project 4 m from the main rear elevation of the host dwelling and have a flat roof which would attain a maximum height of approximately 2.72 m.

The two-storey section of the extension would extend for the depth of the existing gable elevation and extend 1 m out beyond the existing main rear elevation. It would be approximately 2 m in width. It would have a hipped roof which would be set lower than the ridge of the host dwelling. This part of the extension would incorporate a ground floor store; bathroom and form part of the kitchen extension.

An office and gym would be provided within the converted element of the existing garage. It is also proposed to make modifications to the front entrance door which would incorporate side glazed panels.

### **Consultations**

None Required.

### **Representations**

This application has been publicised by letters sent to 7 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.

The site is allocated as a Primarily Residential Area on the Local Plan Policies Map and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance.

Policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016) 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.

The proposal complies with these policies as detailed below in this report.

## **National Planning Policy Framework**

## **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

## **SUPPLEMENTARY PLANNING DOCUMENTS**

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

### **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**

#### **Layout**

The proposed extension would be located to the side and rear. A detached garage, which is located to the rear, would be incorporated into the layout and converted to living accommodation.

#### ***Amenity Space***

The proposal would retain adequate levels of private amenity space to the rear.

#### ***Bin Storage***

The Householder SPD requires that extensions should leave adequate room around the dwelling to avoid a cramped appearance within the plot. Access to the rear of the property from the street frontage; which can currently be gained via the lean-to at the side; would be lost due to the extension and the property can currently accommodate the storage of wheeled bins within the lean-to. The proposal includes a store incorporating a garage type door to the front, at ground floor which could accommodate bins and provide alternative arrangements.

#### **Design**

The single storey extension to the rear would have a flat roof and the submitted drawings indicate that there would be 2 no. roof lights. No specific detail is provided although the elevational drawings show that they would sit above the roof by approximately 120 mm. No openings are proposed to the sides and uPVC bi-fold doors to the rear. A new window is proposed to the rear elevation of the garage.

The existing dwelling is pebble dashed with a mix of white uPVC and timber windows with a tiled roof to the main dwelling and felt flat roof to additions. It is proposed that

the new development together with the existing property would be rendered and windows /doors to be white uPVC.

The Householder Development SPD states that *"when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate...Flat roofed extensions will normally not be appropriate. The overriding principle is the selection of design, angle of pitch, external materials, scale/proportion and colour which is sympathetic and appropriate to the host dwelling and the character of the surrounding area."* Paragraph 53 of the National Design Guide also advises that development should be influenced by the characteristics of the existing built form (including roofscapes).

The design compromise of a flat roof to the single storey rear extension is generally considered to be acceptable, as there would be no public views that would result in harm to the appearance of the wider area. The two-storey side extension would have a hipped roof to reflect the prevailing character of the surrounding housing development. As the proposed first floor extension would extend approximately 1 beyond the main rear elevation of the host dwelling, this would see a small section of the roof at the rear of the extension to sit much lower than the main part of the extension. This design is an acceptable compromise to an earlier iteration which proposed that this section would have a flat roof at first floor.

The Householder SPD states that two-storey side extensions 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. This is considered to be undesirable in areas of primarily detached or semi-detached dwellings as this leads, in the long term, to a significant reduction in the openness, local distinctiveness and spatial quality of these housing areas, as well as an alteration in the architectural style of the areas. To avoid such an effect, the SPD sets out guidelines, including having a minimum space of 1m between the extension and the party boundary, or the front wall of the first floor of the extension should be set back by 1m from the immediately adjoining main front wall of the original elevation. The proposed side extension has been amended since first submission and the side extension would now be set back 1 m from the nearest part of the front elevation of the host dwelling with a drop in ridge height. The amended scheme would ensure that there would be no terracing effect.

The design of the extended dwelling would be acceptable and the proposal would not harm the character and appearance of the area.

### Highways Considerations

The host dwelling is currently a 3-bedroom property. The development would not increase the number of bedrooms. The parking standards generally required for this size of dwelling is 2 spaces on site.

The existing garage is set behind the dwelling and appears not to have been accessible for a considerable time due to the construction of a lean-to. Furthermore, the Council's Householder Development SPD states that *"garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m."* The garage does not meet those standards. As such, the garage would not count towards existing useable parking space on the site.

Turning to the driveway to the side, the Householder SPD states that car spaces provided at the side of dwellings should have a width of 2.75m (this width is necessary to enable a car door to be opened and used satisfactorily). The distance between the common boundary with No. 36 and the gable of the host dwelling measures approximately 2.10 m and this too cannot therefore be considered as a usable space.

At the time of the submission of the original application and Officer's site visit, one parking space was accommodated on-plot to the front of the dwelling. Because the development would not have resulted in less parking than existed pre-development the level of parking provision retained within the curtilage would have been acceptable. Nevertheless, the applicant has now removed the garden wall to the site frontage and work to provide a hardstanding to the front with a dropped kerb has been commenced.

The proposal does not raise any concerns in regard to highway matters.

### Residential Amenity

#### *Impact on No. 36 Sycamore Road*

The neighbouring property is set approximately 240 mm forward of the host dwelling. The extension would be positioned along the common boundary with No. 36. The gable of that neighbour is sited approx. 2.10 m from the common boundary.

Both the host dwelling and the neighbour have detached garages located along the common boundary and situated approximately 3 m from the main rear elevations. There are three windows on the gable of the neighbouring dwelling which are all obscure glazed and believed to serve a hall to the ground floor and landing and bathroom to the first floor, together with a door and small window, located at ground floor on the gable.

The single storey element of the extension to the rear would effectively result in built form of 9.37 m in length from the rear elevation of the neighbour. However, taking into account that the existing garages; the applicant's existing lean-to along the boundary; and that the ground floor extension does not exceed 4 m in depth, it is not considered that this element of the proposal would cause substantial harm to the amenity presently enjoyed by the occupiers of the neighbouring property.

Turning to the two-storey extension, this would be located along the common boundary and would project 1 m beyond the main rear elevation of the host dwelling and a little further beyond the rear of the neighbour. The Householder 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...Two storey extensions of up to 3 metres will normally be acceptable.*

The neighbouring gable windows serve non-habitable rooms, and the development would not have a detrimental impact on the neighbour's outlook. It is acknowledged that at the distance proposed, inevitably there would be some loss of light to the neighbour's windows, although not sufficient to warrant the refusal of planning permission in this instance. Having regard to the design and separation distance, it is not considered that the proposed development would result in significant impacts on this neighbour.

#### *Impact on No. 40 Sycamore Road*

The SPD 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"*. The proposed extension would be set off the common boundary by approx. 370 mm and would project 4 m from the rear of the host dwelling. Therefore, the single storey extension would be within acceptable limits to ensure that it would not have a detrimental impact on the occupiers of No. 40.

Turning to the first floor extension, this would project 1 m from the rear and would be sited approx. 6.9 m from the common boundary with this neighbour. The proposed extension would be well within acceptable guidelines in relation to this adjoining neighbour as set out in the Householder SPD. The two storey extension would avoid causing overshadowing, loss of outlook or loss of privacy to these neighbours and would not appear unduly dominant. Therefore, this element of the development would not result in adverse impacts to the residential amenity of the occupiers of No. 40.

### **Conclusion**

The proposal would be acceptable in terms of design, residential amenity and highways. Consequently, the development complies with the NPPF, Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the Replacement UDP and 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) Notwithstanding any details of materials on the approved drawings, the exterior facing materials to be used on all walls, roofs, windows and doors shall match those used on the existing dwelling in terms of colour, texture, profile.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2021,) Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

## SCHEDULE 1

| Date Received | Ref. No        | Version | Drawing/Document Title |
|---------------|----------------|---------|------------------------|
| 21/11/2022    | 1197-02-04-002 | REV 5   | PROPOSED ELEVATIONS    |
| 17/11/2022    | 1197-02-01-001 | REV 2   | SITE LOCATION PLAN     |
| 17/11/2022    | 1197-02-02-001 | REV 3   | SITE PLANS             |
| 17/11/2022    | 1197-02-03-002 | REV 3   | PROPOSED FLOOR PLANS   |

**Signed Case Officer:** M Wishart

**Signed Authorising Officer:** M Quinn

**Date:** 21/11/2022

## Informatives

**NOTE FOR APPLICANT:** The applicant's attention is drawn to the following comments:

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](http://www.gov.uk/government/organisations/the-coal-authority)

2. The Highway Act 1980, Section 1984, empowers the Highway Authority to require the construction of a carriageway across the grass verge or footway.

Knowsley Borough Council have resolved that all such crossings shall be constructed by, or under the supervision of, the Department of Regeneration and Economic Development. Arrangements for construction of the vehicular crossing hereby permitted shall be made with the Council's Highway Authority. The applicant/developer should contact [SiteDevelopment@knowsley.gov.uk](mailto:SiteDevelopment@knowsley.gov.uk)

## **Appendix 1 – Site Photographs**



**Google Maps Street View June 2022**



**Officer Site visit**



