

<u>APPLICATION NO:</u>	23/02664/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	18 Springwell Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site consists of a semi-detached house and associated garden on Springwell Avenue which is within a modern housing estate.

Proposal

The proposal is for a single storey extension across the rear and wrapped around part of the side of the house, to make the existing living room into an open plan kitchen and lounge, with the existing extension to be converted to a small living room / 'snug'. There is a canopy roof at present over the front door and it is proposed that this is replaced by a front porch.

The rear part of the extension would have a depth of 1.9m and a full width of 7.5m, extending 2.6m beyond the gable of the house. The extension would extend down the side of the house approximately 3m with this part having a width of 2.6m. Two rooflights are proposed on the rear slope of the extension and the extension would have bi-folding doors on the rear with a window on the front of the side part of the extension facing the road. The extension would form an L shape on its back and inverted. The extension would have a sloping roof along the back which would rise to a pitch on the side part and slope down. The extension at the side would be set back 10.2m from the back of footpath.

The porch would have a width of 2m and a depth of 1.25m with a pitched roof of maximum height of 3.1m and be 0.8m from the party boundary with the adjoining house. The porch would have windows in both side walls.

Consultations

None Required

Representations

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

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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 application is for an extension to a house located within a modern housing estate and the principle of development is therefore acceptable.

Design and Visual Amenity Considerations

The design of the proposed extension is acceptable and broadly in character with the existing dwelling. The proposal would not be detrimental to the outlook or visual amenity of neighbouring properties or the area in general. The extension would be set back 10.2m from the back of footpath so would have little impact on the street scene.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highway Considerations

The revised proposal would maintain a driveway of 10.2m which is sufficient for the parking of two cars, and maintains sufficient parking for the size of house. No other highways issues are raised.

The application complies with Policy CS2 of the Core Strategy and Saved Policy H5 of the UDP.

Residential Amenity Issues

The proposal is for an extension to a dwelling in a residential area and does not raise residential amenity concerns, including overlooking or privacy.

The proposal complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Conclusion

The proposed extension is acceptable in design and would not be detrimental to the visual or residential amenities of neighbouring properties or the area in general and raises no highway issues. The application complies with Council planning policies.

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 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
08/11/2023	2C	-	PROPOSED GROUND FLOOR PLAN
08/11/2023	7B	-	LOCATION PLAN AND SITE PLAN

08/11/2023	4B	-	PROPOSED ELEVATIONS
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Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **15 December 2023**

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

