

<u>APPLICATION NO:</u>	23/00167/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	2 Mainside Road, Southdene, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 2 Mainside Road, Kirkby and is in an area that is allocated as a Primarily Residential Area in the development plan. The application property is a semi-detached dwelling and is brick facing on its front, side, and rear elevations. It also contains white UPVC windows and doors and brown, interlocking roof tiles.

The application site is orientated with its front elevation facing a junction and is sited on a corner plot. The ground levels of the application site are also uneven and features a sloping gradient of approximately 0.70m from the existing rear elevation to the front elevation of the dwelling.

The application property features building row of dwellings to the North, with substantial set-back of their front elevations. Adjacent the application property from the front elevation is a Primary School and an open green space of Webster Park.

Proposal

The application seeks permission for the erection of a single storey side extension. It would project out by 2.7m and would have a length of 8.09m. The proposed development would be served by a pitched roof and would measure at a height of 2.34m on the eaves and would measure at a height of 4.39m at its highest point above ground level.

The proposed side extension would feature a total of 3 windows, one on each the front, side and rear elevations. It would sit in line with the rear elevation of the dwelling and be set back from the front elevation of the dwelling by one course of brickwork.

The window on the front elevation of the proposal would be constructed with frosted / obscure glazing as the window serves a bathroom and therefore this would be employed to ensure privacy was retained.

The proposed development is to accommodate for a child with disabilities.

The application has been revised to position the window that would serve the side elevation of the proposal closer towards the front elevation of the proposal so that it would increase the interface distance between the proposed side elevation opening and the gable wall of the adjacent property.

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Consultations

ESS Parks And Green Spaces – No objections received.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

APP. NO: 98/00211/APP
PROPOSAL: ERECTION OF 18 NO. HOUSES WITH CONSTRUCTION OF NEW
ACCESSES
DECISION: GRANTED
DECISION DATE: 22 June 1998

Under the application 98/00211/APP conditions were applied in relation to parking provisions to the approval of this application. It states under condition 6 that two parking spaces shall be provided with each dwelling house, prior to the first occupation of each respective dwelling, and these spaces shall be retained at all times thereafter.

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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within Primarily Residential Areas

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

Design

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 existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property. The proposed development would be served by a pitched roof. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. The proposed development would be keeping within the guidance of the Householder Development SPD.

The Householder Development SPD states that for extensions on corner plots sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene. It also states that single storey extensions on corner plots should normally

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be set-in 2m from the side boundary.

The application site is located on a corner plot at a diagonal orientation. The rear of the proposed development would come close to the boundary line and would be the closest part of the proposal to the boundary line. This part of the proposal would be softened by the adjacent dwelling, however, would not project beyond the existing rear elevation of the existing dwelling and would appear as an appropriate and subordinate addition to the existing dwelling. The majority of the proposed development would be in accord with the set-in of 2m.

30 Wellfield Avenue

No.30 is the adjoined semi-detached dwelling. The front and main rear building line sit in line with the application property. No. 30 benefits from a single storey side extension and a single storey rear extension. The proposed development would sit flush with the rear elevation of the dwelling and be set back from the front elevation of the dwelling by one course of brickwork. It would not project beyond the front or rear building line of the application property and therefore it would not be readily visible to the occupants of no.30. It is considered that the proposed development would not cause any issues to the amenities to privacy to the occupants of no.30 and would be in accord with the Householder Development SPD.

4 Mainside Road

No.4 is the adjacent semi-detached dwelling and is sited to the north of the application site. The gable wall of the application site faces the gable wall of no.4 but from a north-east direction. There is an approximate interface distance of 6.7m between the two gable walls. The proposed development would leave a minimum interface distance of 4m from the gable wall of no.4 to the edge of the proposed development. Due to the orientation of no.4 which directly fronts the highway, in oppose to the application site, which is positioned at a diagonal orientation, it is considered the proposed development would not be readily visible to the occupants of no.4. It is considered that the proposal would not be overbearing or cause any loss of light. Therefore, the proposed development would not cause any adverse harm to the amenities or privacy of the occupants of no.4 and would be in accord with the Householder Development SPD.

Given the location of the application property, it is not considered to result in any overlooking between dwellings. It would not cause any significant issues on amenity grounds. No other dwellings are considered to suffer issues to amenity or privacy as a result of the proposed development.

Highways

The application site currently has parking provisions to provide two off-street parking spaces. As stated earlier, this is due to a condition applied to the erection of the dwelling.

The proposed development would result in the loss of one of the existing parking spaces as the adjacent parking strip would be reduced. Despite the loss of the parking space, the proposed development would still be in accord with the Householder Development SPD guidance as this is the maximum standards. It is considered that, as the proposed development would be to serve for a child with disability and given the application site and what is in the close proximity to it, that any additional or replacement parking would be located on the street to the front of the dwelling and would not result in any detrimental impact to highway safety.

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Therefore, the proposed development would be acceptable and would not be considered as to causing any significant impact on highway safety.

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 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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/03/2023	135511-01	-	LOCATION PLAN AND EXISTING FLOOR PLANS AND ELEVATIONS
21/03/2023	135511-02	A	PROPOSED FLOOR PLANS, ELEVATIONS AND SITE PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

10 May 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

Appendix 1 – Site Photographs



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