

<u>APPLICATION NO:</u>	23/00950/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	59 Pitsmead Road, Southdene, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 59 Pitsmead Road, Southdene and is located in an area 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. Along with white UPVC openings at the front, brown UPVC openings at the rear and brown, interlocking roof tiles.

The property benefits from a detached garage to the side of the dwelling, along with a rear dormer extension and an outrigger structure to the rear.

The front of the dwelling is enclosed by a low, brick-built boundary wall and gates.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would be an infill extension between the existing outrigger and the party boundary line shared with No.61 Pitsmead Road.

The proposal would project 4.52m and would have a width of 3.08m and then dog-leg out to 3.67m. The proposal would be served by a flat roof, in which the eaves would measure at 3.18m. The proposed rear elevation would feature a window and a rooflight – that would measure at a height of 3.38m.

The proposed development has seen an amendment in the form of a reduction in the height, by one course of brick.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 7 neighbours.

There have been 1 letters of objection, 0 letters of support and 0 letters of comment,. The representations are summarised as follows:-

61 Pitsmead Road submitted an objection on the grounds of visual amenity which involved concerns in relation to how close the proposal would be erected to the rear boundary treatment / party wall between the two properties.

Planning History

No relevant recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

H8 - Extensions and Alterations to Residential Properties

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 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.

The existing dwelling is brick facing, with white and brown UPVC openings and a tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property, this includes all UPVC openings to the rear elevation being brown. The front of elevation of the dwelling would retain the white UPVC openings.

The proposal would have a flat roof, which would serve the proposed rear extension, would be a departure from the Householder Development SPD. This would be considered as an acceptable design, however, as the proposed development would be sited in the private rear garden and would subsequently not be readily visible from the highway. The proposal would therefore have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also 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. A single storey beyond 4m will only be permitted if it does not breach the 45-degree rule.

It also states that, a single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only be permitted if it does not breach the 45-degree rule.

61 Pitsmead Road

No.61 is the paired, semi-detached dwelling. The front and rear building lines of no.61 sit in line with the application site. The property benefits from a front and rear dormer extension along with a single storey side and rear extension.

The proposed development does project beyond the prescribed 4m outlined in the Householder Development SPD but does not breach the 45-degree rule.

Based on the submitted Existing and Proposed Site Plan, it is not considered that the proposal would breach the 45-degree rule. No.61 extended at the rear of their property by approximately 3m. The 45-degree rule has been annotated on the Existing and Proposed Site Plan and it does not appear to breach this. On this basis, the proposal is considered acceptable.

There is also sufficient boundary treatment between the two rear gardens of the properties in the form of 1.8m timber fencing.

The objection received have been discussed in email correspondence with the occupants of no.61. The issues raised are understood to concern the Party Wall between no.59 and the application property. Party Wall and boundary treatments are not a material planning consideration relevant to the application of Planning Permission and issues such as these are covered under separate legislation, which should be satisfied irrespective of whether Planning Permission is granted. The occupants of no.61 have been informed of this and signposted to the Party Wall Act 1996 Guidance.

Further representation was received to raise concerns over the potential impact of the proposed development on residential amenity, specifically from the proposal appearing unduly dominant and overbearing or causing overshadowing and loss of light.

The proposed development has been assessed in accord with the guidance contained in the Householder Development SPD and is largely compliant with this guidance. The proposal is in accord with projection parameters, does not breach the 45-degree rule and is of an acceptable scale, form and mass. The proposal would be a subordinate addition to the dwelling and as a result, would not be considered to appear unduly dominant and overbearing.

The rear elevation of no.61 features bay windows, and the roof features a glass lantern. The proposed development does not breach the 45-degree rule and would therefore, not be considered to result in any overshadowing to an unacceptable degree. This room serves as a dining room and is therefore a habitable room, but features alternative sources of light, that would not be obstructed or blocked. Therefore, the residential amenities of no.61 would not suffer any overshadowing or loss of light to an unacceptable degree and the proposal would be considered acceptable.

Overall, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of 61 Pitsmead Road.

57 Pitsmead Road

No.57 is the other adjacent dwelling and is sited South from the application property. No.57 is a semi-detached dwelling, and the front and rear elevations are marginally set-in further from the highway in contrast to the application site. The property benefits from a detached garage adjacent the gable wall, along with a rear dormer extension and an outrigger projection.

The proposed development does project beyond the prescribed 4m of the Householder Development SPD, however, it is not considered to breach the 45-degree rule from no.61 and therefore it is acceptable. In addition, most of the proposal would be screened by the existing outrigger at the application site.

There is also sufficient boundary treatment between the two rear gardens of the properties in the form of 1.8m timber fencing.

Therefore, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of 59 Pitsmead Road.

Highways

The proposed development would be sited at the rear and would not increase the number of bedrooms at the property or impact on existing parking provisions.

Therefore, the proposed development would not cause any adverse impact on highway safety and would therefore be acceptable.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/06/2023	G02	REV A	PROPOSED ROOF PLAN
14/08/2023	G03	REV B	PROPOSED FRONT AND REAR ELEVATION
14/09/2023	G04	REV B	PROPOSED SIDE ELEVATION
12/06/2023	L02	-	EXISTING AND PROPOSED SITE PLAN
22/05/2023	L01	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

15/08/2023

Informatives

Not applicable.

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



