

Regeneration and Economic Development Department

APPLICATION NO: 22/00321/FUL

APPLICANTS: Ms McGuffie

WARD AFFECTED: SHEVINGTON

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 9 Atlanta Court, Tower Hill, Kirkby, Knowsley, L33 4EY

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

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

Knowsley Replacement Unitary Development Plan (2006):

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

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

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

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the construction of a single storey side and rear extension located at no. 9 Atlanta Court, Kirkby. The proposal would provide an enlarged kitchen and living area. Externally, the extension would include a new window at the proposed principal elevation of the side extension, together with bi-folding doors to the proposed rear elevation. The proposed side extension will be provide a gable roof and pitched to the rear elevation and includes two Velux windows. The proposed roof measures 2.35m at the eaves and 3.62m at its highest point.

RELEVANT PLANNING HISTORY

Several planning applications have been submitted to the Council in relation to the wider construction of residential dwellings relating to the wider development of the site. The relevant planning applications include:

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PS/DC/OP04/05	003	23/9/02

- Ref: 98/00639/APP – Erection of 609 no. two storey dwellings, construction of access roads and provision of public open space.
- Ref: 99/00557/APP – Erection of 103 no. two storey detached and semi-detached.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

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.

DESIGN

The proposed single storey side extension would be set back by 6.7m from the principal elevation of the existing house, project 1.8m in width, would extend 7.3m in depth and would wrap around the rear elevation. The proposed rear extension would project 3.6m from the existing rear elevation of the original dwelling house and project a width of 6.6m. The design of the proposed rear extension consists of bifold doors to the rear elevation together with a pitched roof and 2 Velux windows.

The application form confirms that the proposed materials and finishes will match the existing property. This is in keeping with the scale and appearance of the property and is considered acceptable with regards to design. However, to ensure materials match the existing property a condition should be placed on the application to ensure the development responds positively to the appearance of the host property and neighbouring dwellings.

The proposed single storey side and rear extension would be in keeping with the design characteristics of the host dwelling. In addition, the side extension would be significantly set back from the principal elevation and the majority of development would be located at the rear of the property. As such, it is not considered that the proposals as submitted would be detrimental to the character of the street scene and is therefore considered acceptable with regards to design.

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RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more than 4m from the rear elevation. The proposed single storey rear extension projects 3.6m from the existing rear elevation of the original dwelling house. As such, it is not considered that this aspect of the extension will have a negative impact to residential amenity to the adjoining property at no. 8 Atlanta Court.

The single storey side extension would extend 1.8m in width and span a total depth of 7.3m and would be contained by the rear boundary fence serving no. 7 Washington Drive. The proposed side extension would retain a separation distance of 0.7m to the property boundary. Given that the proposed extension would be largely screened by the existing boundary fence separating the two properties it is not considered that any adverse effects to residential amenity would occur in relation to no. 7 Washington Drive.

Given the scale of the extension and the design of the pitched roof it would not appear to be unduly overbearing in relation to neighbouring properties nor would it significantly affect the outlook or levels of light to adjacent neighbouring properties. The development proposals are therefore considered appropriate and would not lead to adverse effects to residential amenity.

HIGHWAYS

The applicant has provided updated floor plans to demonstrate that two car parking spaces can be provided within the curtilage of the existing property boundary. As such, there is sufficient space within the curtilage of the property to accommodate at least two cars which would comply with the Council's parking standards for a 3 bedroom property.

OTHER ISSUES

None.

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 will 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

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27.05.22	7 REV A	-	LOCATION AND SITE PLANS
27.05.22	2 REV A		PROPOSED GROUND FLOOR PLAN
27.05.22	4 REV B		PROPOSED ELEVATIONS
08.07.22	8 REV A		PARKING PLAN

J Fleming
08.07.2022

Alan Kilroe
12 July 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02