

<u>APPLICATION NO:</u>	24/00293/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	5 Wexwood Grove, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION.		

Site Description

The application relates to a two-storey detached dwelling at no. 5 Wexwood Grove, which has an existing single storey side extension and rear conservatory. There is an existing front driveway, with off-street parking provisions for at least 2no. vehicles. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan.

Proposal

The proposal seeks permission to erect a single storey side extension, following the demolition of the existing side extension. The proposal would project 2.6m from the side elevation and have a total depth of 8.5m. A mono-pitch roof is proposed and would have an overall height of 3.3m. The proposal would accommodate a snug room and an office. To the front elevation, a window with a brick cill and head is proposed, with a set of double patio doors with a brick head to be featured to the rear. The proposal will be finished in matching beige brick to the exterior, matching grey roof tiles and matching white window frames.

Consultations

Whiston Town Council - No comments received.

Representations

This application has been publicised by letters sent to 5no. neighbours. No representations have been received.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement Unitary Development Plan (UDP) (June 2006)

Policy H5: Development Within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDS)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Proposed Single Storey Side Extension

The proposal would be constructed in matching materials and a mono-pitch roof is proposed, which would appear in keeping with the pitched roof design of the main dwelling. There are also no windows proposed to the side elevation and the proposal would be set back from the front elevation by 0.5m. The proposed single storey side extension will therefore be in accordance with the guidelines of Part 7.3 of the Householder Development SPD.

Neighbouring Amenity

No.20 Dalewood Gardens

No.20 is the neighbouring dwelling to the east of the site and the proposed extension will be sited close to the shared boundary with this property. However, there are no openings proposed to the side elevation facing towards no.20 and therefore, the impact in terms of loss of privacy or direct overlooking is deemed to be minimal. The

impact in terms of overshadowing is also viewed as being minimal, given that the proposal is for a single storey development, which will be well screened by the existing boundary fence. The proposal would also not project any further than the front and rear elevations of the main dwelling.

No.10 Briarswood Close

No.10 is the detached dwelling located to the rear of the site. The proposed extension will feature a set of glazed rear patio doors which will face towards no.10. However, these will be distanced over 10m away from the shared rear boundary and the existing rear boundary treatment would provide majority of screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed patio door is also not considered to have any, greater significant impact than the existing rear elevation openings.

No.6 Wexwood Grove

No.6 is the opposing detached dwelling to the front of the site. The proposal would include a window to the front elevation which would face towards the rear garden of no.6. However, a distance of 8.7m would be provided to this neighbour's side boundary and no.6 has an existing detached outbuilding which would obscure majority of views of the proposed window and extension. The impact in terms of loss of privacy and overshadowing is therefore deemed to be minimal, given the sufficient distance and existing structures which will provide screening.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extension is considered to appear proportional and subordinate to the main dwelling. The proposal would be highly visible from Wexwood Grove. However, it would replace the existing attached side extension and would therefore, not appear as an incongruous addition given the existing development. The proposal would also maintain the existing mono-pitch roof of the side extension, which would also appear in keeping with the pitched roof design of the host dwelling. Matching materials are also proposed, and this will be secured by way of a condition. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The application property would remain as a 4no. bedroom dwelling which requires 3no. parking spaces, as outlined within Appendix A of the Ensuring a Choice of Travel SPD. There is existing hard surfacing to the front providing off-street parking provisions for at least 2no. vehicles. The proposal would, therefore, fail to achieve the parking standards. Notwithstanding this, the lack of off-street parking provisions is not deemed to be a significant enough reason for refusal, as the application site is located within a sustainable area, around a ten minutes' walk from bus stops along Cumber Lane and Pennywood Drive, and to the Whiston railway station. As such, on balance, the proposal is considered to have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

A 1m gap would be retained to the west side of the application property which is considered to be sufficiently sized to provide access to the rear for the storage of waste and recycling bins. The proposal is therefore acceptable in terms of waste management, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Coal Authority. An informative will therefore be attached to provide the applicant further information regarding this.

Conclusion

The application is for an extension to an existing dwellinghouse within a Primarily Residential Area and the principle of the proposal is considered acceptable. The proposed development would have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
22/05/2024	1728.01	-	Location Plan
22/05/2024	1728.06	-	Site Plan As Proposed
22/05/2024	1728.07	-	Ground Floor Plan As Proposed
13/08/2024	1724.08	Rev A	Elevations As Proposed

Signed Case Officer¹: **Kim Vo**

**Signed Authorising
Officer²:** **K Foster**

Date: **26 September 2024**

Informatives

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. Standing Advice valid from 1st January 2023 until 31st December 2024

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

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