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|-------------------------------|------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 24/00029/FUL                             | <b><u>CASE OFFICER:</u></b> | Reece Black |
| <b><u>WARD:</u></b>           | Whitefield                               | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | 7 Pine Close, Kirkby Park, Kirkby        |                             |             |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF SINGLE STOREY REAR EXTENSION |                             |             |

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### **Site Description**

The application site is located at 7 Pine Close, Kirkby Park and is situated in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is semi-detached dwelling and is brick facing with white UPVC openings and flat, interlocking roof tiles.

The application property is West facing and fronts onto the head of the cul-de-sac. The property comprises from a two-storey outrigger projection to the rear of the. It benefits from a front porch, garage door and parapet roof.

The front garden area is enclosed by a low, brick boundary wall with a grassed area and hardstanding which serves as a driveway.

### **Proposal**

The application seeks permission for the erection of a single storey rear extension, it would extend the existing ground floor outrigger projection in width and sit in line with the existing projection.

The proposal would have a depth of 3.07m and a width of 5.5m (the cumulative width of the proposed new rear elevation.) This would be served by a mono-pitched roof, which would measure at 2.56m at the eaves and 3.64m at its highest point. It would be set in from the party boundary by 1.81m.

The proposed rear elevation would feature bi-fold doors.

### **Consultations**

None Required.

### **Representations**

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

### **Planning History**

|                       |                                                                                                                |
|-----------------------|----------------------------------------------------------------------------------------------------------------|
| <b>APP. NO:</b>       | 74/14895/HIST                                                                                                  |
| <b>PROPOSAL:</b>      | ERECTION OF FRONT PORCH AND GARAGE DOOR WITH SUPPORTING WALL AND CONSTRUCTION OF PARAPET ROOF ABOVE CONDITIONS |
| <b>DECISION:</b>      | PER                                                                                                            |
| <b>DECISION DATE:</b> | 30 April 1993                                                                                                  |

## **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

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to 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.

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

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.

## **Design**

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The proposed development would also be brick facing and largely include materials which are keeping in with those found at the application property and would have a pitched roof.

The Application Form states that the bi-fold doors would be grey UPVC, however, it also states TBC and this is still under consideration. Given that the proposed development would be sited on the ground floor, rear elevation, if the grey UPVC was selected by the applicant, it would be considered that this would not result in any adverse harm on design terms or cause harm to the overall street scene.

Overall, the extension would have an acceptable design and would largely 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.

## 5 Pine Close

No.5 is the paired, semi-detached dwelling and the front and rear elevations sit in line with the application property.

The proposed development would not surpass the 4m parameter outlined in the Householder Development SPD. Furthermore, it would not project further than the existing projection of the rear of the property and would be screened entirely by this. Therefore, it would not be readily visible from the occupants of no.5

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of no.5.

## 9 Pine Close

No.9 is the adjacent semi-detached dwelling and is situated to the South from the application site. The front elevation is set back further from the highway and the rear elevation sits in line with the application site. No.9 benefits from a modest porch extension and single storey side extension in the form of a garage, the rear elevation of this contains a window.

The proposed development would not surpass the 4m parameter outlined in the Householder Development SPD. Furthermore, it would sit in line with the rear elevation of no.9 and would not be readily visible from the occupants of no.9.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of no.9.

## **Highways**

The proposed development is to be sited at the rear and would not be considered to effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse 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.

## SCHEDULE 1

| Date Received | Ref. No | Version | Drawing/Document Title                           |
|---------------|---------|---------|--------------------------------------------------|
| 24/01/2024    | 1       | REV B   | EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS |
| 24/01/2024    | 2       | REV A   | LOCATION PLAN AND EXISTING / PROPOSED SITE PLAN  |

**Signed Case Officer<sup>1</sup>:**

**Reece Black**

**Signed Authorising  
Officer<sup>2</sup>:**

**K Foster**

**Date:**

**19 March 2024**

## **Informatives**

Not applicable.

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<sup>1</sup> 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

<sup>2</sup> 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