

<u>APPLICATION NO:</u>	23/01715/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	22 Milbrook Crescent, Kirkby Park, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION (DEMOLITION OF GARAGE AND CONSERVATORY)		

Site Description

The application property is located at 22 Millbrook Crescent, Kirkby and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling, is brick rendered facing on its front elevation and brick facing on its side and rear elevations. Along with white UPVC openings and brown interlocking roof tiles.

The property benefits from an existing single storey side extension which serves as a garage and kitchen extension. It also benefits from a conservatory. The front garden area is a mixture of block paving and grass and is enclosed by a low brick-built wall together with metal gates.

The application site is encircled by other residential dwellings and tree coverage to the North and West.

Proposal

The application seeks permission for the erection of a single storey side and rear extension. This would be in the form of a 'wrap-around' extension.

The proposed single storey rear extension would project 3.5m (3m on its East facing wall as it would feature a dog-legged section) and together with the single storey side extension, would have a cumulative width of 9.22m.

The proposed single storey side extension would project 3.5m at its widest and would have a total depth, together with the proposed rear extension of 12.32m.

The proposed development would be served by a mono-pitched roof. This would consist of a new canopy roof to the front of the dwelling that would continue out and tie in at the corners. The eaves of the proposed roof that would serve the side and rear extension would measure at a height of 2.4m and the highest point of the roof would measure at a height of 3.45m.

The proposal would see a window installed on the front elevation, a new access door on the side elevation of the proposed development. The rear elevation would feature one new access door, the installation of bi-fold doors and a large bay window. The proposed roof of the rear extension would also see the installation of two rooflights. The existing gable wall of the dwelling features a window on the landing, the proposal would see the window sill of this window raised and the window reduced in height to accommodate the change from the existing flat roof to a pitched roof, where the ridgeline of this roof would sit just under the window sill.

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The proposed development would see the demolition of the existing single storey side extension, (garage and kitchen), together with the demolition of the existing conservatory.

The proposal has seen minor amendments to improve the design of the roof, the corner at the rear of the roof has been amended to tie the roof in and improve the design, from the previous amendment which included a more jarring design.

Consultations

Highway Authority – No comments received.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

APP. NO: 74/00785/HIST
PROPOSAL: 22 MILBROOK CRES :- EXT TO KITCHEN AND GARAGE ERECTION
DECISION: PER
DECISION DATE: 5 June 1975

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.

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.

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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.

**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.

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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.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

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- 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 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 Householder Development SPD states that 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.

Assessment

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling. The proposed development would feature pitched roofs, which would be in accord with the guidance outlined and would mark an improvement of the flat roofs of the existing extensions.

The Householder Development SPD 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.

The proposed development would be in accord with this parameter.

The proposal would be considered an improvement in design terms. The Householder Development SPD states that extensions should normally have a pitched roof for aesthetic reasons. The design of the proposed extension would be considered better than what is there as existing.

The submitted plans were amended to improve the design of the roof where the proposed side and rear extension adjoin. The roof was amended to tie in at the corner. This was important to secure the amendment given that this holds a prominent position, in an open area where it would be readily visible from the street scene. The amendment is considered better in design terms.

Overall, the proposal would have an acceptable design and would be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

24 Milbrook Crescent

No.24 is the paired, semi-detached dwelling, the original front and rear elevations sit in line with the application property. No.24 has been extended through a two-storey side extension.

The proposed side extension would not be readily visible to the occupants of no.24 and therefore would impact on amenities. The proposed rear extension would be within the parameters of the Householder Development SPD and would not be considered to have an unacceptable impact on residential amenities.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have an unacceptable impact on the residential amenities and privacy of the occupants of no.24.

20 Millbrook Crescent

No.20 is a semi-detached dwelling situated on the corner of the highway. The rear elevation of no.20 faces the gable wall of the application site, where the proposed development would be sited, this is at an approximate interface distance of 10.56m. The property benefits from a single storey side extension and garage.

The proposed rear and side extension would not be considered to cause any significant harm to the amenities of no.20. It would not be deemed to significantly or materially change from the existing side extension and garage at the application site. The most notable change would be the erection of a pitched roof, which would not be considered to significantly affect the amenities of the occupants of no.20.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have an unacceptable impact on the residential amenities and privacy of the occupants of no.20.

Highways

The proposed development would increase the no. of bedrooms from 3 to 4. The proposal has indicated on the submitted plans that the front hardstanding would be expanded to accommodate the necessary requirements for additional parking spaces as per the guidance of the Householder Development SPD, on highway safety and parking requirements. A condition has been applied to ensure that the front boundary wall will be removed to widen access to the expanded hardstanding.

The Local Highway Authority was consulted on the proposal and have not provided any comments.

Overall, it is considered that the proposed development would not result in any unacceptable impacts on highway conditions or 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.

- 4) The existing front boundary brick wall to the front of the house and front driveway shall be partially or fully demolished and the dropped kerb extended to an extent to widen the access and parking to the front of the house, prior to the first occupation of the extension(s) permitted. The parking, together with the driveway retained shall remain for parking purposes at all times thereafter. For the avoidance of doubt, the removed boundary treatment shall not be reinstalled at any time.

Reason: In the interests of highway safety and to comply with Policies CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies of H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/10/2023	KA 041 REV B	-	EXISTING AND PROPOSED ELEVATIONS, PROPOSED FLOOR PLANS. LOCATION PLAN.

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

14 December 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