

<u>APPLICATION NO:</u>	25/00089/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	2 Coniston Close, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 2 Coniston Close, Tower Hill and is sited within a Primarily Residential Area as the Local Plan Policies Map. The application property is a two-storey, end-terraced dwellinghouse and comprises a render exterior to the front elevation of the property and its brick facing to each gable wall; it contains white UPVC openings and brown, interlocking roof tiles.

The front elevation of the property is north/north-west facing and fronts the highway and heads the terraced building row. Although the rest of the properties in this row front Bassenthwaite Avenue the principal (front) elevation would be considered to be that which fronts onto Coniston Close given it contains the principal windows and entrance to the property.

The front garden area is grassed and bounded by a low brick-built boundary wall containing metallic fence and gates. The private amenity area of the property is contained to the side of the property and spans a depth of 11.1m and is predominately grassed. The rear gardens of the terraced properties run parallel to the application sites garden.

At the time of the Officers' site visit, the proposed development had begun construction.

Proposal

The application seeks permission for the erection of a single storey side extension.

The proposed development out by 3.5m and would have a depth of 7.7m. This would be served by a mono-pitched roof, which would measure at a height of 2.4m at the eaves and 3.6m at the tallest point.

Bi-fold doors and 1 no. window would be inserted to the side elevation and 1 no. window would be installed to the front elevation. The roof would contain 3 no. rooflights.

Consultations

None required.

Representations

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

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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.

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

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 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 asserts that particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads.

Given that the proposed development would be erected to adjacent the rear elevations and gardens of the terraced properties of the application property, in which the proposal would present itself as a rear extension to these properties when observed, it would be assessed in accordance with the SPDs guidelines for single storey rear extensions also. In which the Householder Development SPD outlines 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.

DESIGN AND RESIDENTIAL AMENITY

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. It further stipulates 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.

The proposed development has a projection of 3.5m into the garden. The adjacent and adjoining property (12 Bassenthwaite Avenue) is set-back from the side elevation of the dwelling by 0.5m and subsequently the proposed development would not project beyond 4m from the rear elevation of No.12. Therefore, the proposal would comply with the guidance on projection parameters of the SPD; including account taken for the set-back of the adjoining property to ensure that it would not result in unacceptable impacts from overshadowing and undue dominance.

The proposed development contains no windows to the rear elevation that abuts the boundary shared with No.12 and therefore no harm to privacy concerns are raised.

The Householder Development SPD asserts extensions should not be sited so close to the boundary that they would adversely impact on the street scene and single storey extensions on corner plots should normally be set-in 2m from the side boundary and not exceed half the width of the existing dwelling. The proposed development (to its front elevation) would be set-back from the adopted highway by 4.6m and would sit flush with the original dwellinghouse; therefore, it would retain sufficient distance and would not exceed half the width of the existing dwelling. Therefore, no concerns on the impact on the street scene are raised and the proposal would have an acceptable impact.

The proposed development would be served by a mono-pitched roof, which would have a reduced pitch in contrast to the roof of the original dwelling, however, the roof shown on the submitted plans would be considered appropriate as in design terms be preferable over a flat roof without having an adverse impact on residential amenities of no.12.

The existing dwelling is a combination of brick and render facing with white UPVC and tiled roofing. The submitted plans contain an annotation that the external walls of the proposal would be render facing and that white UPVC windows and concrete roof tiles both to match the existing dwelling would be used for the proposed development. This would further be secured a standard planning condition for external facing materials of the proposal to match the existing dwelling.

HIGHWAYS

The proposed development would not affect on any existing parking provisions for the application property as it would increase the number of habitable rooms or remove any existing parking arrangements. Therefore, the proposal would not result in any adverse impacts on parking or 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
02/02/2025	TQRQM250330852 37359	-	LOCATION PLAN
10/04/2025	Con/01	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 11/04/2025

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