

<u>APPLICATION NO:</u>	22/00608/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	1 Acornfield Close, Kirkby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION		

Site Description

The application site is located at 1 Acornfield Close, Kirkby, and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application site is a semi-detached dwelling house, and is red brick facing on its front, side and rear elevations. Along with brown UPVC doors and windows, and flat, grey interlocking tiles on the roof. The front of the property features a porch.

The dwelling is situated on a corner plot but does not hold a prominent position in the street scene as it is located at the end of a close. A row of semi-detached dwellings lie to the south/south-west of the application property, with three at the end of the building line facing the application property's gable wall. There is also the edge of a large industrial site to the rear of the application site.

Proposal

The application seeks permission for the erection of a single storey rear extension and two storey side extension. The proposal will also see internal alterations, loft conversion, addition of a rear dormer as well as the exterior of the dwelling, both existing and proposed, would be rendered completely. This report will focus on the permission of the single storey rear extension and the two-storey side extension as these are the elements of the proposed development which require planning permission.

Although the rear dormer and loft conversion have been included in this application. It does not come into conflict with any criteria for Permitted Development and therefore it would not require full planning permission.

The single storey rear extension would project out 2.9m from the existing rear elevation of the dwelling and would span a length of 8.8m. It will consist of a mono pitched roof, with a less steep gradient in contrast to the original dwelling. The eaves for this roof would measure at a height of 2.47m and the highest point of the roof would measure at 3.24m. The mono pitched roof would also feature 3 skylights.

The two-storey side extension would project out 3.1m on the ground floor, from the existing side elevation and measure 8.88m in length. (11.94m in total when including the side elevation of the proposed single storey rear extension also.) The ground floor of the two-storey side extension would project past the existing front elevation of the dwelling to sit flush with the existing porch, which protrudes out by 1.6m from the original front elevation of the dwelling. The proposed two-storey side extension, along with the existing porch, would then form the new front elevation of the house and measure at a length of 5.43m. This would feature a small mono pitched roof, with a low gradient slope. The eaves for this roof would measure at a height of 2.56m and the highest point of the roof would measure at 2.94m.

The first-floor side extension would project out by 3.2m from the existing side elevation and measure 6.45m in length. The two-storey side extension would consist of a dual pitched roof. The eaves for this roof would measure at a height of 5.09m and the highest point of the roof would measure at 6.94m.

Consultations

Arboricultural Officer – A response was received on 16.01.2023. The relevant information was assessed, and no objections were raised in response to this, on the basis that the Arboricultural Reports were made approved documents. A condition was also provided and suggested to be included to ensure that the remaining trees are provided with the necessary protection prior to construction.

Representations

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

Planning History

No 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.

SUPPLEMENTARY PLANNING DOCUMENTS KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

Saved Policies Knowsley Replacement Unitary Development Plan (Adopted June

2006)

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 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.

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also states proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

The existing dwelling is brick facing with brown UPVC windows and tiled roofing. However, during the proposed developments implementation, the exterior of the dwelling would be changed from the existing brick facing to a rendered exterior across the whole of the application site, both existing and proposed.

Design

The Householder Development SPD and Saved Policy H8 in the Replacement Unitary Development Plan state that the design and materials used would reflect those used on the original dwelling. After the completion of the proposed development, this would still be maintained as the entirety of the application property would be rendered on the exterior. This would ensure cohesion and subsequently would not be an unacceptable design. Furthermore, this would not be incongruous

with the street context as several neighbouring dwellings also have a design of a consistent, rendered exterior. These properties include 17, 19, 20, 26 Acornfield Close and 1 and 3 Spinney Close and set a precedent in the street scene that fully rendered exteriors would be an acceptable design, not look out of place and would comply with the policy requirements set out in Saved Policy H8 and the Householder Development SPD.

The single storey rear extension would project out 2.9m from the existing rear elevation of the dwelling and would span a length of 8.8m. The proposed single storey rear extension would also feature a mono pitched roof and would also feature 3 skylights. Therefore, this would accord with the policy guidance outlined in the Householder Development SPD that states, 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. As the proposed rear extensions projection is in keeping with policy, it is deemed that the extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

The two-storey side extension would project out 3.1m on the ground floor, from the existing side elevation and measure 8.88m in length (11.94m in total when including the side elevation of the proposed single storey rear extension also.) The first-floor side extension would project out by 3.2m from the existing side elevation and measure 6.45m in length. The two-storey side extension would consist of a dual pitched roof, which would be subordinate to the original dwelling in terms of form, massing and the ridge line, which would be lower than the original dwellings. The design choice follows the existing dwelling.

The Householder Development SPD states that either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original building. The proposed first floor plan shows that the setback of the front wall of the first floor of the extension would be set back by 1.03m from the original front wall of the dwelling. Therefore, the two-storey side extension has an acceptable design and is in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

The Householder Development SPD states for extensions on corner plots sufficient distance should be retained to the side boundary to reserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene. It also states that in the case of two storey extensions, established building lines on both street frontages should normally be respected. The presence of existing substantial hedging or fencing / walls, or substantial highway verges would be taken into account in assessing whether a relaxation to the above guidelines can be made. However, the application site is situated at the end of a close and therefore the site does not hold a prominent position in the street scene and there are no major building lines to adhere to as the application site is at the end of row of semi-detached dwellings, and opposite the application property's front elevation are a row of garages for neighbouring dwellings. Given the street context, the Householder Development SPD guidance on extensions on corner plots may be relaxed on this occasion and the proposed development would be deemed acceptable. In addition, the proposed development would not cause any significant harm to the area and as it is at the end of a corner plot and is next to a turning head, with no building line of dwellings directly opposite the application site to consider, subsequently the guidance on extensions on corner plots

can be relaxed for this application as the application site would still retain adequate room around the dwelling and does not cause any cramped appearance to the street scene.

Amenity

The Householder Development SPD states that two storey side extensions should avoid blank gables. The first floor would feature a small window and this would serve a non-habitable room and be constructed using frosted glass.

The single storey rear extension does not project further than 4m as it projects out by 3.1 from the existing rear elevation of the ground floor. The two storey-side extension would not have an overbearing effect or cause an unacceptable loss of sight or privacy for neighbours.

2 Acornfield Close

No.2 is the attached dwellinghouse of the application property. The front and rear elevations sit in line with No.1. The property benefits from a front porch. The proposed development would be constructed to the south/south-west side elevation of the applicant's property. The single storey rear extension would project 3.1m from the building line of both the application site and no.2 and meets the guidance in the Householder Development SPD and would not have an unacceptable impact on the amenities. The two-storey side extension would project out on the ground floor 3.1m from the existing side elevation and measure 11.94m in length. The first-floor side extension would project out by 3.2m from the existing side elevation and measure 6.45m in length. The ground floor of the two-storey side extension would project out 1.59m from the front elevation and building line of both the application site and no.2, however it would sit in line with the original porch at the application site and therefore the proposed development would have no further projections than the existing porch. The two-storey side extension has no rear projection and sits flush with the original rear elevation of the dwelling. The first-floor elevation of the proposed development does not project any further beyond the existing first-floor front and rear elevations of the application site. For the occupants of no.2 both stories of the two-storey side extension will be screened by either the existing dwelling or the proposed rear extension. Therefore, the proposed development accords with the policy requirements of the Householder Development SPD and would not have an unacceptable impact on the amenities of the occupants of no.2.

1 Spinney Close

No.1 is situated adjacent to the south/south-west of the application property and the front elevation of the property faces the side gable of the application property. The relationship between the properties means that the proposed development of the two-storey side extension would be readily visible. The two-storey side extension would project out on the ground floor 3.1m from the existing side elevation and measure 11.94m in length. The first-floor side extension would project out by 3.2m from the existing side elevation and measure 6.45m in length. The ground floor of the two-storey side extension would project out to the front elevation of the application site by 1.59m but would sit flush the application properties existing porch, and therefore would not cause any significant harm to the amenities of the occupants of no.1. Overall, the proposed development would not cause any significant harm to amenities, loss of light or loss of privacy to the occupants, as the view from no.1 would remain facing the straight gable of the application site. In addition, the proposed development would include one windows on its side gable, this will serve a

non-habitable room and be constructed with frosted glass and therefore would respect privacy and not result in any overlooking into neighbouring dwellings. Therefore, the proposed development accords with the policy requirements of the Householder Development SPD and would not have an unacceptable impact on the amenities of the occupants of no.1.

2 Spinney Close

No.2 is situated adjacent to the south/south-west of the application property and the front elevation of the property faces the side gable of the application property. The relationship between the properties means that the proposed development of the two-storey side extension would be readily visible. The two-storey side extension would project out on the ground floor 3.1m from the existing side elevation and measure 11.94m in length. The first-floor side extension would project out by 3.2m from the existing side elevation and measure 6.45m in length. The ground floor of the two-storey side extension would project out to the front elevation of the application site by 1.59m but would sit flush the application properties existing porch, and therefore would not cause any significant harm to the amenities of the occupants of no.2. Overall, the proposed development would not cause any significant harm to amenities, loss of light or loss of privacy to the occupants, as the view from no.2 would remain facing the straight gable of the application site. In addition, the proposed development would include one windows on its side gable, this will serve a non-habitable room and be constructed with frosted glass and therefore would respect privacy and not result in any overlooking into neighbouring dwellings. Therefore, the proposed development accords with the policy requirements of the Householder Development SPD and would not have an unacceptable impact on the amenities of the occupants of no.2.

3 Spinney Close

No.3 is situated adjacent to the south/south-west of the application property and the front elevation of the property faces the side gable of the application property. The relationship between the properties means that the proposed development of the two-storey side extension would be readily visible. The two-storey side extension would project out on the ground floor 3.1m from the existing side elevation and measure 11.94m in length. The first-floor side extension would project out by 3.2m from the existing side elevation and measure 6.45m in length. The ground floor of the two-storey side extension would project out to the front elevation of the application site by 1.59m but would sit flush the application properties existing porch, and therefore would not cause any significant harm to the amenities of the occupants of no.3. Overall, the proposed development would not cause any significant harm to amenities, loss of light or loss of privacy to the occupants, as the view from no.3 would remain facing the straight gable of the application site. In addition, the proposed development would include one windows on its side gable, this will serve a non-habitable room and be constructed with frosted glass and therefore would respect privacy and not result in any overlooking into neighbouring dwellings. Therefore, the proposed development accords with the policy requirements of the Householder Development SPD and would not have an unacceptable impact on the amenities of the occupants of no.3.

Highways

The Householder Development SPD states that the extension should be designed and sited so as not to interfere with visibility for highway users. The proposed development is located at the end of a close, next to a turn head and therefore would

not result in any obstruction or visibility issues to highway users because of the extension.

The property's current parking provisions are to utilise on street parking. The Householder Development, under Section 6, General Design Guidance, Car Parking and Highway Safety, 6.16 states that proposed developments which increase the number of bedrooms to 4 or more would have a requirement to ensure there is a maximum of 3 parking spaces. The proposed development would see the number of rooms increase to 5 bedrooms. Therefore, amended plans outline how the proposed development would include the introduction of two off-street parking sites at the front of the property. As three off-street parking spaces is a maximum standard outlined in the Householder Development SPD and the proposed development would see the introduction of two off street parking spaces, this would be deemed acceptable in this instance. This would also see the inclusion of a drop kerb and the removal of the entirety of the brick boundary wall to allow access.

The proposed development would provide off-street parking provisions that do not present any adverse impacts to the highway and therefore would be deemed acceptable and comply with the standards outlined in the Householder Development SPD.

Trees

There is a group of trees to the rear of the garden at the applicant site. Following a consultation from our arboriculture officer there was a recommendation to erect protective fencing to prevent any harm to the trees or their roots during the construction of the proposed development. This is expected to be erected at least 5 days before commencement of development and would not be taken down until development has finished. The arboriculture officer also suggested a condition that there would be at least 5 days' written notice to the for the erection of the tree protective fencing which would outline the commencement of development. This is to be in accordance with saved policy DQ4 of the Replacement Unitary Development Plan.

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

- 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 parking area and dropped kerb shown on plan Site Plan and Block Plan shall be implemented and made available for use prior to the first occupation of the extension. The dropped kerb should extend from the front of the property and around the corner to allow access for both parking spaces at the front of the property. The area shall be made available for parking thereafter.

Reason: In order to comply with the Householder Development SPD and Saved Policy H8 in the Replacement Unitary Development Plan adopted June 2006.

- 5) At least five days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in the submitted tree survey received 22/11/2022 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby define for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/11/2022	-	-	TREE SURVEY
22/11/2022	GBA-ACO-PL-DR-FP-02	REV A	PROPOSED GROUND FLOOR PLAN
22/11/2022	GBA-ACO-PL-DR-FP-04	REV A	PROPOSED LOFT PLAN
20/01/2022	GBA-ACO-PL-DR-SP-01	REV A	SITE PLAN AND BLOCK PLAN
22/11/2022	GBA-ACO-PL-DR-LP-01	REV D	LOCATION PLAN
19/01/2023	GBA-ACO-PL-DR-EL-02	REV B	PROPOSED ELEVATIONS
19/01/2023	GBA-ACO-PL-DR-FP-03	REV C	PROPOSED FIRST FLOOR PLAN

Signed Case Officer: Reece Black

Signed Authorising Officer: Mark Quinn

Date: 20.01.2023

Appendix 1 – Site Photographs









