

Regeneration and Economic Development Department

APPLICATION NO: 22/00341/FUL

APPLICANTS: Mrs Nicky Gallagher

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 10 North Mount Road, Kirkby Park, Kirkby, Knowsley, L32 2AZ

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The development proposal relates to the construction of a single storey side extension located at 10, North Mount Road, Kirkby.

The proposals would replace the existing garage door located at the side elevation and provide a media room, storage and shower room. It is of a stepped design owing to the property boundary and would measure 2.7m at the principal elevation and 2.2m toward its rear aspect and would span the length of the property. The roof is a pitched construction measuring 2.4m at the eaves and 3.8m at its highest point. The development would be faced in brick and contain 1 window located at the principle and rear elevation, respectively.

RELEVANT PLANNING HISTORY

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POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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.

DESIGN

The proposed single storey side extension would measure 2.7m in width and span the length of the property at 10.9m. The proposed development would be served by 1 window to the principle and rear elevations respectively. The extension would be served by a pitched roof measuring 2.4m at the eaves and 3.8m at its highest point.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey side extensions should normally have a pitched roof for aesthetic reasons and any forward projection would only be acceptable if it would be appropriate to the dwelling’s design and the wider street scene and setting. As such, this element of the design is in accordance with the Householder Development SPD and responds positively to the wider character of the street scene.

The proposed extension would be faced in materials to match the existing property and as such, the proposal is considered to be in keeping with the property and would not appear incongruous or inconsistent within the wider street scene. The design of the proposal is therefore acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The neighbouring dwelling at no. 8 North Mount Road currently benefits from a single storey side extension in the form of a garage. Due to the angle of the property boundary the development would

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run parallel along this boundary providing a separation distance of .6m at the principal elevation and .2m its closest point at the rear elevation. Due to the position of the properties it would sit virtually parallel with the neighbouring single storey side extension. As such, there would be no impact to residential amenity associated with this property.

Given its location to the side of the property there would be no adverse impact to residential amenity associated with the adjoining property no. 12 North Mount Road.

Given the scale of the extension and the design of the pitched roof, the proposed works would not appear to be unduly overbearing in relation to neighbouring properties nor would it significantly affect the outlook or levels of light to adjacent neighbouring properties. The development proposals are therefore considered appropriate and would not lead to adverse effects to residential amenity. Given similar proposals in the nearby vicinity the development is considered to respond positively to the amenity of the local area.

HIGHWAYS

The proposals would result in the loss of parking provision located at the side of the property. The property currently benefits from hard standing to the front of the property which provides parking provision for at least 2 cars in accordance with the Council's parking standards. Given that the property only comprises of 3 bedrooms there would be no adverse impacts to the public highway despite the loss of land to the side of the property.

OTHER ISSUES

None.

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 will 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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.06.2022	0995/22		EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
28.06.2022	0996/22		CROSS SECTION/SPECIFICATION
28.06.2022	-		LOCATION/SITE PLAN

J Fleming
27.07.2022

Signed by
Mark Quinn
04.08.2022

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