

<u>APPLICATION NO:</u>	24/00361/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Shevington	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	16 Barnes Close, Tower Hill, Kirkby, Knowsley, L33 4HP		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION AND ERECTION OF FENCE TO EAST SIDE ELEVATION		

Site Description

The application site is a semi detached house set within a curved rectangular plot at Barnes Close. The site is at the end of a cul de sac. There are houses to the north, west and east of the site. There is a grassed area to the south.

Proposal

The proposal is for the erection of single storey side extension and erection of fence to east side elevation.

Consultations

N/A

Representations

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

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

H8 - Extensions and Alterations to Residential Properties

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

Character of Area

Para 7.6 of the Householder SPD 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.

The side extension would be visible in the streetscene from the front and side. Although a side distance of 2 metres would not be retained, In relation to building lines, the extension would be almost in line with the existing garage at the rear and therefore would be consistent with the existing building lines. Therefore, the proposal would not cause harm to the street scene. The extension would be a proportionate addition to the street scene and would match the main dwelling.

Therefore, there would be no harm to the character of the area.

Neighbour Amenity

In relation to neighbour amenity, there would be no harm to amenity as the extension is not close to any neighbouring property and is single storey.

Highways

NPPF para 115 states that a development should only be refused on highways grounds if “there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

Currently there are 2 parking spaces at the property, this would reduce to 1 parking space with the extension. Whilst this is below standard, there would still be space for one car on the driveway. Given the applicants disability, there does not appear to be any feasible alternative plan that would allow a ground floor extension and preserve 2 parking spaces. Any harm to highways also has to be weighed against the benefits of the scheme supporting a disabled persons independent living. Overall, the level of harm from a reduction in a single parking space is not considered to cause an unacceptable or severe impact on the road network and therefore refusal of the application would not be supported by NPPF para 115. Overall, there would not be significant harm to highway safety.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity and would not cause significant harm to highway safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Existing layout and location plan - 2025479-01 – Rev A - (received 08/07/2024).
- b. Proposed Floor Plans and Elevations - 2025479-02 – Rev A - (received 08/07/2024).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

20 August 2024

Informatives

N/A

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

