

APPLICATION NO: 22/00653/FUL

CASE OFFICER: Reece Black

WARD: Whitefield

PARISH:

LOCATION: 35 North Mount Road, Kirkby Park, Kirkby

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

Site Description

The application property is located at 35 North Mount Road, Kirkby and is located in an area that is allocated for Housing Development in the development plan. It is a semi-detached dwelling which is then semi-linked to another pair of semi-detached dwellings. The application site is brick-built, which is displayed on the side elevation with a mixture of white-faced rendering and white UPVC across the front and rear elevations of the dwelling. The property features a brown tiled roof along with white UPVC on the doors and windows at the application property. The property also benefits from a single storey side extension.

Proposal

The application seeks permission for the erection of a single storey rear extension. The rear extension will project 3m from the main rear wall of the original dwellinghouse, incorporating the existing single storey side extension. The rear extension would have a width of 7m. The proposed development would be served by a mono pitched roof. The eaves of this roof would measure at 2.72m and the highest point of the roof would measure at 3.66m. The roof would also see the installation of three skylights.

Consultations

None Required

Representations

This application has been publicised by letters sent to 6 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

**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.

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

Design

The Householder Development SPD states that single storey 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 existing dwelling is rendered on the front elevation of the ground floor and faced

with white UPVC on the front elevation of the first-floor, with white UPVC windows and tiled roofing. The proposed development would maintain this and have a rendered. The materials used would be in keeping with the existing materials used at the application site. Therefore, the proposed development would accord with the requirements of Policy H8 and the Householder Development SPD and would have an acceptable design.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also 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.

33 North Mount Road

No.33 is the attached dwellinghouse of the application property and the front and rear building line of both properties sit in line with one another. No.33 benefits from a two-storey side extension. The proposed development would project 3m from the rear elevation of the existing dwelling. This would accord with the Householder Development SPD and would not have a significant impact on the amenities or privacy of the occupants of no.33.

37 North Mount Road

No 37. Is the linked semi and the adjacent house on the other side of the application property. The application property and no.37 are adjoined through their single-storey side extensions to the side of their properties. No.37 therefore benefits from a single-storey side extension. Similar to the application property, no.37's single storey side extension protrudes marginally into the rear beyond the main, original rear elevation. The application property and no.37's front and rear buildings line sit in line with one another. The proposed development would project 3m from the original rear elevation of the application property. This would accord with the Householder Development SPD and would not have a significant impact on the amenities or privacy of the occupants of no.37.

Highways

The proposed development would have no impact on the parking provisions that are utilised by the occupants of the application site. The proposed development would have no adverse impact to the highway.

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 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 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/12/2022	K.01	-	EXISTING / PROPOSED FLOOR PLANS, EXISTING AND PROPOSED ELEVATIONS AND LOCATION PLAN
21/12/2022	K.02	-	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer: 1)

Reece Black

**Signed Authorising
Officer: 2)**

Mark Quinn

Date:

16/02/2023

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

Appendix 1 – Site Photographs











