

<u>APPLICATION NO:</u>	24/00606/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	4 Chadwick Way, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 4 Chadwick Way, Tower Hill and is situated within an area allocated as a Primarily Residential Area in the Development Plan. The application property is an end terraced property and is brick facing to its front, side and rear elevations together with white UPVC openings and grey, interlocking roof tiles.

The property contains a small front porch extension. The private amenity area is sited to the rear and is bounded by timber fence panels at an approximate height of 1.8m. The rear garden spans a depth of circa 11m. There are 2.no outbuildings within the rear garden. The front garden area comprises of block paving for hardstanding; additional hardstanding (tarmac) is provided to the side of the dwelling.

The application site is situated on a corner plot within a cul-de-sac. the front elevation is orientated to the north-east. The property is bounded by other residential properties and the highway of Saxon Way is located beyond the rear garden. The character of the application site and wider cul-de-sac is largely open-plan in design. As existing, refuse bins are stored to the end of the side driveway, adjacent the existing boundary treatment and gate.

The application property has had Permitted Development Rights removed via Condition.

Proposal

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

This would form a 'wrap-around layout'. The rear extension would project out by 2m and a width of 7.5m. The side projection would have a width of 2.24m. The proposed development would be served by a pitched roof, in which the eaves would measure at a height of 2.11m and the highest point would measure at a height of 3.4m. The roof would tie in at the corner.

The rear elevation would contain bi-fold doors, and the front elevation would contain a small window. The roof of the proposal would contain 4.no overall rooflights, 2.no to the side facing roof slope and 2.no to the rear.

The application has been amended slightly to set-back the front elevation of the side extension.

Consultations

None required.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

APP. NO: 01/00528/FUL

PROPOSAL: SUBSTITUTION OF HOUSE TYPES TO PLOTS 1 TO 69 INCLUSIVE, TOGETHER WITH AMENDED LAYOUT INCLUDING NEW ACCESS CUL-DE-SAC AND HOUSING LAYOUT (PLOTS 39-57 INCLUSIVE)

DECISION: GRANTED

DECISION DATE: 1 October 2001

Under the approved scheme of 01/00528/FUL Condition 10 states that notwithstanding the provisions of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any revoking and re-enacting that Order) there shall be no extension, enlargement to any building forming part of the development hereby permitted, or a garage, car port or other building or enclosure erected within the curtilage of the site, without a specific planning permission having been sought and obtained beforehand.

Reason: To safeguard the character of this residential development.

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.

Regarding the adopted Development Plan policies, the proposed application has regard to 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.

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 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.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling and would emulate the design. The proposal would be served by a pitched roof.

The submitted plans do not contain any annotations regarding materials for the proposal, however, details of external walls, roof tiles and openings have all been included to 'match existing' within the Application Form, this will therefore be made an approved document within Schedule 1, for the avoidance of doubt. Moreover, the standard Planning Condition for matching materials will be included.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that sufficient space would remain usable and would not result in a cramped appearance.

6.25 of the Householder Development SPD states that proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. This may not always be practicable, particularly in cases where houses have very narrow plots. Extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. In such cases acceptable alternative arrangements for bin collection need to be indicated in the planning submission.

The mid-terraced properties have brick flower bed bin stores which screen any bins which otherwise could not be stored to the rear gardens of these properties. The street scene does not appear to have a great precedent for bins readily visible. As a result of the access to the rear garden being removed due to the proposal, these bins would be stored adjacent the front elevation of the proposed side extension. Given the set back from the front elevation of the dwelling and would be adjacent a private drive / turn-head, this would not be considered detrimental to visual amenities or the street scene.

The Householder Development SPD does make specific reference for development on corner plots and the expectations for this. The SPD also states that reduced distances may be accepted if, the site does not hold a prominent position in the street scene (for example, if it is at the end of a cul-de-sac). Therefore, given the site location and given the area of the proposed development would be discrete and not readily viewable from the larger highways, the guidance pertaining to corner plots would not be relevant for the determination of this application.

Overall, the proposed development would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential 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.

The proposed development would comply with this and would be acceptable.

3 Chadwick Way

No.3 is a mid-terraced property. The elevations of this property largely sit parallel to that of the application site.

The proposed development would not be considered to cause any severe harm to the amenities or privacy on the occupants of No.3 as the proposal would contain a depth less than the advised 4m.

No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity because of the proposed development. The nearest properties which face the side elevation of the application property are located circa 15m from the proposed side elevation. The proposal would not present any significant change that would be deemed unacceptable for these properties. Given the interface distance and the height of the rooflights, it would not be considered to result in any severe issues to amenity or privacy.

Highways

The submitted plans do not propose to increase the number of bedrooms at the property; in which they're currently 3.

The Householder Development SPD stipulates that car spaces provided at the side of dwellings should have a minimum dimension of 5m x 2.75m. The submitted plans have been amended (the front elevation of the side extension has been set-back by 0.5m) to ensure that satisfactory and usable parking is retained with sufficient space for refuse bins behind.

Given that amendments have been submitted to retain in-curtilage parking and ensure that the existing hardstanding to the side elevation wasn't fully removed, with consideration of the refuse bins, it is considered that the proposed development would not have any unacceptable Highways impact.

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
08/11/2024	A100	-	EXISTING SITE AND LOCATION PLAN
17/12/2024	A103	REV 1	PROPOSED SITE AND LOCATION PLAN
17/12/2024	A104	REV 1	PROPOSED FLOOR PLANS
19/12/2024	A105	REV 1	PROPOSED ELEVATIONS
17/12/2024	A106	REV 1	PROPOSED REFUSE AND PARKING. SITE PHOTOS.
08/11/2024	-	-	APPLICATION FORM

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **20 December 2024**

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