

<u>APPLICATION NO:</u>	23/00061/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Brookbank Court, Field Lane Estate, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION INCLUDING JULIETTE BALCONY AND A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ADDITION OF A FRONT PORCH EXTENSION		

Site Description

The application site is located at 3 Brookbank Court, Field Lane Estate and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application property is an end terrace dwelling and is brick built on its front, side and rear elevations. It features white UPVC on the windows and doors and has brown, interlocking roof tiles.

There is an existing porch to the East side elevation. The application site is located at the end of a cul-de-sac. The dwelling is adjacent to the bank of the river Alt.

Proposal

The application seeks permission for the erection of a two-storey side extension, with a Juliette balcony and a single storey side and rear extension, together with the addition of a front porch extension. The proposed development would see the demolition of the existing porch.

The two-storey side extension would project out 4.65m and would have a length of 7.71m. It would be set back from the existing front elevation of the dwelling. The front of this section of the development would feature a porch for access to the property, the only projecting feature of the porch would be the canopy roof employed for the ground floor, front elevation of the two-storey side extension. The two-storey side extension overall would be served by a dual pitched roof, with the eaves being at a height of 5.41m and the highest point of the roof measuring at a height of 8.12m. The middle of the first-floor gable wall would feature a Juliette balcony.

The single storey side and rear extension would project into the rear by 4m and have a total width of 9.66m. It would be served by a mono-pitched roof with the eaves measuring at a height of 2.7m and the highest part of the roof would measure at a height of 3.58m. The roof of this extension would feature three sets of patio doors and two skylights.

The proposal saw an amendment to the plans. This involved amending parking provisions to increase the level off-street parking within the curtilage of the dwelling.

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 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.

The existing dwelling is brick facing, with two different brick colours with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping in with those found at the applicant property (including bricks to match both types of brick of the existing) and would have a pitched roof. The design of the roof for the two-storey side extension is considered as keeping in with the character of the local area. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

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 Householder Development SPD also states that usually 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 dwelling. It states however, that this requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect. Given the application site and as the design and access statement states, as the land adjacent to the property is undevelopable (being a river bank) the proposed development does not increase a terracing effect by infilling an open spaces between two houses currently or at any future time. Therefore, on this occasion it is acceptable to relax this requirement.

Given the application site and when considered that the existing side elevation faces the river Alt, loss of privacy and light for neighbours is avoided. When considered where the proposed area of where the Juliette balcony would be sited, there would be no detrimental impact on local amenities or residential privacy of local dwellings. The proposed balcony would not overlook any adjacent dwellings and due to the riverbank, would be a sufficient distance from any potential future development from the land opposite the riverbank. Therefore, this part of the proposal would be in accord with Saved Policy H8, would not cause any significant harm to local amenities and would be acceptable.

The Householder Development SPD 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 breach more than 4m from the rear elevation of the existing dwelling. The proposed development would be in accord of this guidance. The mono pitched roof of the proposed rear extension would have a pitch roof that minimises potential overshadowing to the neighbouring property and would be appropriate and sympathetic on the character of the surrounding area.

2 Brookbank Close

No.2 Brookbank Close is the adjoined and adjacent dwelling attached to the application property. It is situated in the middle of the three-terrace row. The front and rear building line of no.2 sit in line with the application site. No.2 benefit from a conservatory at the rear. The proposed development at the rear would be in accord with the 4m parameter on projection and the two-storey side extension would not project past the existing front and rear building lines of no.2 and the application site and subsequently would not be readily visible to the occupants of no.2. Overall, it is deemed that the proposed development would be in accord with the Householder Development SPD and not cause a detrimental impact to the amenities or privacy on the occupants of no.2.

No other local dwellings or neighbours are considered to suffer significant harm to their amenities or privacy.

Highways

The application property currently utilises off-street parking provisions via a hardstanding and driveway which runs from the side of the property to the end of the cul-de-sac. The proposed development would remove the hard standing to the east side elevation of the property. It would also see the no. of bedrooms increase to 4, which by the Householder Development SPD's parking standard would require 3 parking spaces for the property.

The design and access statement that supplemented the application stated that given the location of the application site is situated at the end of cul-de-sac with sufficient turning heads, with the intention of the additional parking, would be provided here. Due to the loss of hardstanding to the side elevation of the property and the increase in habitable rooms, it was necessary to see an amendment to the proposed development to include additional hardstanding for the occupants of the property. The existing hardstanding that runs to the side of the property would be extended to allow up to vehicles to park here. The dimensions satisfy the requirements outlined in the Householder Development SPD, which state that two side by side parking spaces will require an area of 5m x 5.7m. The hardstanding will be constructed with tarmac to be in-keeping with the existing hardstanding. The

Householder Development SPD states that where replacement parking will be necessary in front gardens, to soften / screen parked cars, proposals should ensure at least 50% of the front garden area remains porous. The amended Existing and Proposed Site Plan evidence that the proposed development would be in accord with the policy.

The proposed development has increased the available parking provisions within the curtilage of the boundary, and it is deemed appropriate and any additional parking required by the occupants can be found in the highway without posing a detriment or adverse impact to the highway. It is considered appropriate given the fact the property is located at the end of a cul-de-sac and one parked car in the highway would be acceptable and would not cause any significant adverse impacts 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 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
03/03/2023	PROP03 REV B	-	PROPOSED ELEVATIONS
03/03/2023	EXTG02 REV B	-	EXISTING ELEVATIONS
08/02/2023	PROP02 REV A	-	PROPOSED ROOF PLAN
08/02/2023	EXTG01 REV A	-	EXISTING PLANS
08/02/2023	-	-	DESIGN AND ACCESS STATEMENT
08/02/2023	LOC REV A	-	LOCATION PLAN
28/03/2023	PROP01 REV B	-	PROPOSED FLOOR PLANS
28/03/2023	-	-	3D INDICATIVE PROPOSED 3D VIEWS REV B
28/03/2023	SITE01 REV B	-	EXISTING AND PROPOSED SITE PLAN

Signed Case Officer¹

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

13 April 2023

¹Reece Black

²XXX

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

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Appendix 1 – Site Photographs







