

<u>APPLICATION NO:</u>	22/00654/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	13 Spinney View, Kirkby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT AND SIDE EXTENSION		

Site Description

The applicant property is located at 13 Spinney View, Kirkby, and the property is a semi-detached dwelling and is located in what is allocated as a Primarily Residential Area in the development plan. The property is red brick facing on the front and side elevations. In addition, it has white UPVC used for the doors and windows, along with a pitched roof, with brown, flat tiles. The property benefits from a store at west side of the property with a car storage in front of this store which has a flat roof to offer cover in this outside area, which projects out into the front garden by an approx. 0.5m. and then forms the main driveway for the property.

Proposal

The applicant seeks permission for the erection of a two-storey side extension from the west of the property, and a single storey front and side extension. This will be constructed with a dual pitched roof.

The ground floor would span a width 2.6m and a length of 8.58m. This protrudes the front elevation of the original dwelling house by 1.07m. The proposed front extension of a porch will have a width of 2.57m and also protrude beyond the front elevation of the original dwelling house at the same projection of 1.07m. The eaves of the ground floor, pitched roof, would measure at a height of 2.86m and the highest point of the roof would measure at 3.66m.

The first floor would span a width of 2.7m and a length of 6.44m. The front elevation of the first-floor extension will be set back 1.18m from the immediately adjoining part of the main front wall of the original dwelling. It would also meet and sit in line with the rear elevation of the dwelling. The roof would be pitched, with a lower ridge line than the original, but echoing the gradient of the slope. The eaves of the first-floor proposed developments roof would measure at a height of 5.43m and the highest point of the extension's roof would be 7.26m.

The previously submitted plans for this application saw the first-floor side extension measuring at a length of 6.73m in oppose to the amended 6.44m. As well as a re-evaluation of where the proposed off-road parking spaces would be situated. The current proposal for parking provisions now includes two side by side paring spaces in the front garden of the applicant site.

Consultations

None Required

Representations

This application has been publicised by letters sent to 3 neighbours. It has also been advertised by Site Notice. 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

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 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 white UPVC windows and tiled roofing. The proposed development would include materials which are keeping with those found at the applicant property and has a dual pitched roof. The extension has an acceptable design and is complying 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 states that 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 building.

The front wall of the first floor of the extension would be set back 1.18m from the immediately adjoining part of the main wall of the original dwelling. Therefore, the proposed development is in accordance with the Householder Development SPD.

12 Spinney View

No.12 is situated on the west side of the applicant property. The front and rear elevations of the property sit in line with the applicant site. No.12 benefits from a front porch, as well as a store to the side, which sits flush with the existing store currently at the applicant property. The proposed development would not protrude from the rear of the original dwelling of the applicant property and would protrude marginally at the front of the applicant sites front elevation, by 1.18m. This projection would not breach the 45-degree rule and therefore would not cause any significant harm to the

amenities of no.12.

The property of no.12, on its first-floor side elevation's gable has two small windows (serving non habitable rooms) that face the applicant sites gable wall. There would be a moderate reduction of light due because of the proposed development, but it would be keeping in with the boundary of the applicant site and due to the roof design of a dual pitched roof, this would not cause an unacceptable loss of light to the occupants of no.12. In addition, the proposed development would not have any fenestration on its side elevation gable wall. This ensures that no.12's first floor is not subject to overlooking or a breach of privacy from the proposed development. Therefore, the proposed development accords with the requirements of Policy H8 and the Householder Development SPD and would not result in significant harm to the occupants of no.12.

14 Spinney View

No.14 is the attached semi of the applicant site. The front and rear elevations of the property sit in line with the applicant property. The property benefits from a single storey side extension and a conservatory at the rear elevation. The proposed development would not protrude from the rear of the original dwelling of the applicant property and would protrude marginally at the front of the applicant sites front elevation, by 1.18m. This projection would not breach the 45-degree threshold and therefore would not cause any significant harm to the amenities of no.14. In addition, the proposed development is to be erected on the west side of the applicant property and, with the exception of the front projection of 1.18m, will not be readily visible to the occupants of no.14. Therefore, the proposed development accords with the requirements of Saved Policy H8 and the Householder Development SPD and would not result in significant harm to the occupants of no.14.

Highways

The property currently has a driveway which would provide parking provisions for one off-street parking space. Due to the increase in bedrooms to 4 bedrooms, the Householder Development SPD advocates the requirement for a maximum of 3 off-street parking provisions. Given the character of the street, two parking spaces will be acceptable in this instance.

The Householder Development SPD states that for two side by side parking spaces will require an area of 5m x 5.7m.

It also states that where replacement parking will be necessary in front gardens, to soften/screen parked cars, proposals should ensure that at least 50% of the front garden remains porous.

The submitted plans that the proposed development accords with these dimensions and policies set out in the Householder Development SPD, there has been allocation for two off street parking space, with the total area measured at 5.05m x 5.92m. In addition, the plans also state the hardstanding will be constructed with hollow, concrete blocks where grass can grow over porous surface. In addition to this, the dropped kerb will be extended to accommodate the width of the two side by side off-street parking provisions. Therefore, the proposed development accords with the Householder Development SPD and Saved Policy H8 and would not cause any adverse impact to the public 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

- 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.

- 4) The parking area shown on plan Amended Plan No 1 Layouts Dec 2022 Existing and Proposed Ground and First Floor shall be implemented and made available for use prior to the first occupation of the extension. The area shall be made available for parking at all times thereafter.

Reason: In order to comply with the Householder Development SPD and Saved Policy H8 in the Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/12/2022	-	-	PROPOSED SIDE ELEVATIONS (DEC 2022)
21/10/2022	-	-	LOCATION PLAN (1:500)
21/10/2022	-	-	LOCATION PLAN (1:1250)
15/12/2022	2	-	EXISTING AND PROPOSED ELEVATIONS (AMENDED)
10/01/2022	1	-	AMENDED PLAN NO 1 LAYOUTS DEC 2022 EXISTING AND PROPOSED GROUND AND FIRST FLOOR

Signed Case Officer:

Reece Black

**Signed Authorising
Officer:**

Mark Quinn

Date:

16.01.22

Appendix 1 – Site Photographs





