

<u>APPLICATION NO:</u>	22/00742/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Alder Crescent, Kirkby Park, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application property is located at 3 Alder Crescent, Kirkby and is located in an area that is allocated as a Primarily Residential Area in the development plan. It is a semi-detached dwellinghouse with red brick facing on its front, side and rear elevations, along with brown UPVC windows and doors and a brown, flat tiled, interlocking roof. The property benefits from a garage to the side of the dwelling.

Proposal

The application seeks approval for the erection of a single storey rear extension. The proposed development would project 3m from the rear elevation and would measure at a length of 7.95m. The proposed development would be served by a pitched roof, the eaves of this roof would measure at a height of 2.54m and the highest point of the roof would measure at a height of 3.65m. The proposed development would have bi-folding doors.

The proposal also includes internal alterations including a conversion of garage space into habitable room(s) which would see the removal of the garage door and replacement of a door and window on the front elevation. This element of the proposal would be permitted development.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

- 22/00741/CLD - CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED LOFT CONVERSION, REAR DORMER AND GABLE ROOF EXTENSION – PENDING CONSIDERATION
- 99/00590/APP - ERECTION OF ATTACHED GARAGE TO SIDE OF DWELLING AND SINGLE – GRANTED

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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.

SUPPLEMENTARY PLANNING DOCUMENTS KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties
- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

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

Saved Policy H5 in the Replacement Unitary Development Plan states that proposals for development within Primarily Residential Areas will be permitted provided that:

1. The Primarily Residential Areas are indicated on the Proposals Map
2. New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:
 - a) Have an unacceptable impact on the amenity occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or,
 - b) Adversely affect the character or street scene of the area.

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 existing dwelling is brick facing with brown UPVC windows and interlocking tiled roofing. The proposed development would also be brick facing and include materials which are in keeping with those found at the application property and would have a pitched roof. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

The scale and massing of the proposed development) would not result in a disproportionate addition or alteration to the original dwelling.. Therefore, the proposed development has an acceptable design and does not conflict with any of the Saved Policies of H5 or H8.

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 rear extension will project 3m from the rear elevation, and therefore accord with

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report
the Householder Development SPD.

The proposed internal works would not have an unacceptable impact on the amenity occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or adversely affect the character or street scene of the area. Therefore, the proposed development would accord with Saved Policies H5 and H8 in the Replacement Unitary Development Plan.

1 Alder Crescent

No.1 is the attached, semi dwellinghouse of the application property. The building line of no.1 is the same as the application site and the front and rear elevations sit in line. The property benefits from a single storey side and rear wraparound extension. The proposed development would project 3m from the rear elevation of the application property and therefore it accords with the Householder Development SPD. There is also a fence between no.1 and the application site. The proposed development would not have an unacceptable impact on the amenities of the occupants of no.1 and accords with the Householder Development SPD.

5 Alder Crescent

No.5 is situated to the west, adjacent to the application property. The building line of no.5 sits in line with the building line the application property. The property benefits from a porch from the front elevation and a single storey side extension. The proposed development would project 3m from the rear elevation of the application property and therefore it accords with the Householder Development SPD. There is also a fence between no.5 and the application site. The proposed development would not have an unacceptable impact on the amenities of the occupants of no.5 and accords with the Householder Development SPD.

Highways

Saved Policy H8 in the Replacement Unitary Development Plan states that adequate parking and garden space would remain in use by the residents of the extended and altered property.

The proposed development would not affect the existing parking provisions at the property, it would ensure the existing parking provisions are retained and would not impact any garden space at the front of the property. The proposed development would be acceptable by the standards outlined in the Householder Development SPD and Saved Policy H8 and would not have any 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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report
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 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
29/11/2022	003	-	EXISTING FLOOR PLANS AND ELEVATIONS / LOCATION PLAN
29/11/2022	004	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer:

Reece Black

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Signed Authorising

Officer:

Mark Quinn

Date:

30/01/2023

Informatives

- It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com should they be minded to extend their dropped kerb to improve access

Appendix 1 – Site Photographs





Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report



Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

