

Regeneration and Economic Development Department

APPLICATION NO: 22/00314/FUL

APPLICANT: Mr S Mercer

WARD AFFECTED: Northwood

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT PORCH EXTENSION AND NEW FRONT BAY WINDOW EXTENSION

LOCATION OF SITE: 4 Retford Walk, Northwood, Kirkby, Knowsley, L33 5YH

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Development

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the erection of a single storey rear extension together with a single storey extension to the principal elevation to provide a new porch, roof spanning the width of the principal elevation and bay window at 4 Retford Walk, Kirkby.

The single storey rear extension projects 3m from the rear elevation of the original dwelling house and would span a width of 8.23m. It would involve the demolition of existing walls in two rooms to provide an open plan room. The rear extension includes bi-fold doors measuring 5.5m in width to the rear elevation together with a pitched roof providing two Velux windows. The roof would measure 2.2m at the eaves and 3.3m at its highest point.

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The proposed works to the principal elevation include the erection of a new porch measuring 3m in width and projecting a depth of 1.45m. The bay window element seeks to demolish the existing brick wall to window and measures 2m in width and projects a depth of .6m. The proposed roof would be pitched and would span the width of the property at 9m supported by the proposed porch and two additional columns.

RELEVANT PLANNING HISTORY

No relevant planning history associated with the site.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The site is identified as land located within a Primarily Residential Area. 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.

DESIGN

The existing dwelling is currently finished with a pebble dash render. The application as originally submitted lacked clarity over the materials and finish of the proposed works. The applicant has provided additional information over this and has confirmed that the existing pebble dash will be removed and a new render will be applied to both to the principal and rear elevations.

The applicant has directed the Council to similar designs found within the locality albeit not within the immediate vicinity of Retford Walk. Whilst there does not appear to be any application history concerning the properties listed, the proposals are consistent with the design characteristics used in nearby properties and it is considered that the proposed works would not result in having an unacceptable impact on the character and amenity of the local area.

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Regarding the proposals for a single storey rear extension, the walls will be rendered and include the provision of a 5.5m bi-fold door and pitched roof including the provision of 2 Velux windows. The proposed works to the rear elevation are in keeping with the existing property.

As such, the proposed works are considered in keeping with the design on the host dwelling and therefore responds positively to wider character of the area.

RESIDENTIAL AMENITY

Proposed single storey extension to principal elevation

The proposed development to the property's principal elevation include provision of a new porch, bay window and two columns to support the proposed roof which spans the width of the property.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that front extensions and porches should be of a style, design and scale that respect the character of the surrounding area, that the size and projection of front extensions will depend on the type of dwelling and degree of set back from the highway and that they should not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings.

As noted above, there has been a history of similar properties within the extended area which have followed similar design parameters as the proposed development. It was considered that these developments responded well to the character of the surrounding area. Indeed, no representations have been submitted by neighbours objecting to the proposed development, as such, it is not considered that the proposed works to the principal elevation would have adverse impacts on residential amenity or character of the area.

Proposed single storey extension to rear elevation

The proposed rear aspect of the development projects a depth of 3m and spans a width of 8.23m. The proposed development would sit approximately .3m from no. 2 Retford Walk and .5m from no.6 Retford Walk respectively.

The Householder Development SPD typically recommends that single storey rear extensions should not project more than 4m from the existing rear elevation of the original dwelling house. Accordingly, the proposed rear extension is well within the parameters set by the Householder Development SPD and it is not considered that the proposed works relating to this aspect of the planning application would not result in an unacceptable impact to neighbouring properties.

HIGHWAYS

Parking is not currently available within the property boundary as a result of its location off the public highway. However, the proposed works do not result in the provision of an additional bedroom and as such the proposed works are not considered to have an unacceptable impact on the public highway.

OTHER ISSUES

None.

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 will be granted subject to the following condition(s):-

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- 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
12/05/2022	TQRQM2214412 4442884	-	LOCATION PLAN
12/05/2022	TQRQM221441246 36321	-	BLOCK PLAN
13/06/2022	A101	V2	EXISTING FLOOR PLANS AND ELEVATIONS
13/06/2022	A102	V2	PROPOSED FLOOR PLANS AND ELEVATIONS

J Fleming
23.06.2022

Alan Kilroe
29.06.2022

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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