

<u>APPLICATION NO:</u>	23/00362/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	27 Stanwood Gardens, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF PART SINGLE AND PART TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT PORCH EXTENSION AND CONVERSION OF CONSERVATORY TO SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 27 Stanwood Gardens, Whiston and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is an end-terraced dwelling and is brick facing on its front, side and rear elevations, along with white UPVC openings and grey, flat, interlocking roof tiles.

The property benefits from a rear conservatory. There are existing parking provisions located at the side of the dwelling in the form of hard standing.

The application site is located at the end of a cul-de-sac. There is a railway line to the North of the application property.

Proposal

The application seeks permission for the erection of a part single and part two storey side extension, single storey front porch extension and conversion of conservatory to form a single storey rear extension.

The proposed two storey side extension would project out 2.4m and would have a length of 3.3m. This would be served by a dual-pitched roof, in which the eaves would measure 4.79m and the highest part of the roof would measure 5.58m. The front elevation of the proposed side extension would be set back 5.88m from the front elevation of the existing dwelling.

The existing conservatory would be converted to form a single storey rear extension. This would be served by a mono-pitched roof, in which the eaves would measure 2.69m and the highest point of the roof 3.48m. It would largely retain the same footprint as the existing conservatory, with a slight increase in projection to the side, when adjoined to the proposed side extension.

The rear elevation would feature bi-folding doors, one window and 3 rooflights.

The proposal would also include a front porch extension, that would project out by 1.5m and would have a width of 2.03m. This would be served by a dual-pitched roof, in which the eaves would measure 2.31m and the highest point would measure 3.02m.

The application has seen an amendment to the proposed side extension. The revised plans show that the depth has been reduced from 6.3m to 5.9m.

Consultations

Whiston Town Council - No Comments Received.

Network Rail – No comments on proposal but an informative to be attached with the Decision Notice.

Representations

This application has been publicised by letters sent to 8 neighbours.

There have been 0 letters of objection, 1 letter of support and 0 letters of comment. The representations are summarised as follows:-

31 Stanwood Gardens – Support of the application.

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

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 Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas.

The Householder Development SPD states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area.

Design

The existing dwelling is brick finish with white UPVC openings on the front elevation and tiled roofing. The proposal would include materials to match the existing and be keeping in with those found at the application property and have a brick facing finish.

The proposed extensions would be served by pitched roofs. The pitched roofs would have differed pitches, but are considered to be appropriate for the sections that they serve.

The proposed front projection would retain and respect overall, the style and design of the existing front elevation of the dwelling. It is considered the proposed development would respond appropriately to the original dwelling.

The proposed development has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential 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.

The proposal would project 2.4m from the existing side elevation and would be erected up to the curtilage of the dwelling. The proposed two storey side extension would be set back 5.88m from the existing front elevation of the existing dwelling. It would not be considered to appear overbearing or unduly dominant or diminish the character of the local area.

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 and would not have a materially significant change from the existing rear extension in terms of form and scale. Therefore, it is considered that the proposed development would not cause any significant harm to any local amenities and would be in accord with the Householder Development SPD.

The Householder Development SPD states for front extensions, that account should be taken of the building line, although, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.

Furthermore, the Householder Development SPD also states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that there would be an appropriate set-back retained as the proposed front porch would have a moderate projection and there would be substantial space retained between the existing front elevation of the dwelling to the public highway.

It is considered that the proposed development would not cause any significant issues on any local amenities and would be in accord with the Householder Development SPD.

25 Stanwood Gardens

No.25 is the adjacent property sited to the West of the application property and is an end-terrace dwelling. The two gable walls of no.25 and the application site face one

another at an interface distance of approximately 6.2m. The front elevations of the two properties are roughly in line with one another, whilst the original rear building line of no.25 is set further back by approximately 0.70m in contrast to the original rear building line of the application property.

The proposed development would be erected leaving 3.5m between the existing gable wall of no.25 and the completed proposal of the application property. No.25 also contains a window on the gable wall on the first-floor, it is assumed that this reflects the application property and also serves a hallway landing. The window is obscurely glazed and is assumed to serve a non-habitable room.

The proposed development would be erected off the front, side and rear elevations of the dwelling. The proposed two-storey side extension would be built up to the cartilage of the boundary of the application dwelling and may result in a partial loss of light to no.25. However, it is not considered that the proposed development would result in an unacceptable loss of light or overshadowing and would only be considered to potentially impact the gable wall window.

The proposed front extension would have an appropriate projection and would be a subordinate addition to the dwelling. It would not be considered to appear unduly dominant or overbearing.

The proposed rear extension would be a conversion from the existing rear conservatory and would not have a materially adverse effect on amenities or privacy in contrast to the existing.

There is also sufficient boundary treatment between the rear gardens of no.25 and the application site in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities and privacy of the occupants of no.25.

29 Stanwood Gardens

No.29 is the adjacent terrace property adjoined to the application site. The front and rear building lines of no.25 sit in-line with the application property.

The proposed two storey side extension would be erected from the gable wall of the application site and would not be readily visible to the occupants of no.29.

The proposed rear extension would be converted and modified to roughly the same footprint as the existing and would be within the 4m parameters for the rear projection outlined in the Householder Development SPD.

The proposed front extension would have an appropriate projection and would be a subordinate addition to the dwelling. It would not be considered to appear unduly dominant or overbearing.

There is also sufficient boundary treatment between the rear gardens of no.29 and the application site in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities and privacy of the occupants of no.29.

Highways

The application site has existing parking provisions that are sufficient to accommodate up to two vehicles within the curtilage of the boundary. This is provided through a strip of hardstanding that covers from the highway to the side of the dwelling.

Although, the proposed development would be erected off the gable wall, it is not considered to remove any of the existing hard standing used to accommodate vehicles. There would also not be an increase in the bedrooms as a result of the proposal and therefore, there would be no requirement for additional parking spaces.

The proposed development would not cause any impact to any existing off-street parking provisions at the application site. Therefore, it is not considered to have any impact on highway safety.

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
30/05/2023	A101-01	REV 1	PROPOSED FLOOR PLANS
30/05/2023	A102-01	REV 1	PROPOSED ELEVATIONS
14/04/2023	TQRQM2310314482 4787	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

7 August 2023

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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

Appendix 1 – Site Photographs







