

<u>APPLICATION NO:</u>	24/00109/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	11 Willsford Avenue, Kirkby Park, Kirkby, Knowsley, L31 1JN		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR FRONT EXTENSION		

Site Description

The application property is located within a primarily residential area. It features a hip roof and a small front extension.

The property is brick facing with white UPVC windows and black door. The property benefits from a tarmac drive capable of accommodating 2 no. vehicles together with mowed lawn.

Proposal

The application proposals seek permission for the erection of a first floor front extension above the existing ground floor. As originally submitted, the proposals also included a single storey rear extension. This has been removed from the application as it would fall under the remit of permitted development rights. As such, the application will solely deal with the first floor front extension.

The first floor extension would be sited above the existing front extension and measure 3.08m in width and project 2.43m in depth. It would accommodate a hip roof which measures 4.73m at the eaves and 6.02m at its highest point.

The proposal would provide an extended bedroom.

Consultations

Highways Authority – No objections.

Representations

This application has been publicised following one round of consultation with letters sent to 8 neighbours. No representations have been received.

Planning History

A number of applications have been submitted with regards to the construction of the wider housing estate. Of note is application reference 96/00627/APP which concerned substitution of housing types to the proposed estate. This application removed permitted development rights for extensions concerning several properties but the application property retains permitted development rights. As such, the single storey rear extension as originally submitted can be undertaken via permitted development.

No applications concerning the individual dwelling house since its construction have been submitted.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as within a Primarily Residential Area within the adopted Development Plan. As such, the extension to a domestic 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 policy 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.

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

Design

The proposed first floor extension would measure the same dimensions of the existing single storey ground floor aspect of the application property. It would include a hip roof which is consisted with the original dwelling house which would sit subservient to the existing ridge. The character and appearance of the wider street scene includes a mix of dwelling houses with several having an L shape arrangement. Accordingly, the first floor extension would not appear to be an incongruous addition found within the street scene.

The front extension would be faced in materials to match the existing property and due to the revisions would not look out of place within the street scene. Overall, it is acceptable in terms of design.

Residential Amenity

No. 9 Willsford Avenue

The application property is slightly set back from the neighbouring property at no. 9. No. 9 has no windows at its gable end and the extension would only marginally project from its front elevation. It is not considered that the relatively minor projection would adversely affect outlook of existing and future residents of no.9. As such, no impact to residential amenity would occur in relation to this property.

No. 15 Willsford Avenue

No. 15 is the adjacent detached property. The proposed extension would not breach the 45 degree rule in relation to this property and it is unlikely that a small extension would adversely affect existing and future residents of this property.

No other properties would be affected.

Highways

There would be no adverse impact on highways safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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):-

- 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
01.03.2024	2671/LOC		LOCATION PLAN
03.04.2024	2671/1/1A		EXISTING AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: John Fleming

Signed Authorising Officer²: K Foster

Date: 8 May 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 visit photograph



