

<u>APPLICATION NO:</u>	24/00466/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	27 Caldwywood Drive, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR, REAR EXTENSION ON TOP OF AN EXISTING SINGLE STOREY REAR EXTENSION. (EXTENSION OF FIRST FLOOR).		

Site Description

The application site is located at 27 Caldwywood Drive, Whiston and is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is predominately brick facing to the front, side and rear elevations. It also features white UPVC openings and interlocking roof tiles.

The property benefits from a front porch projection and a single storey rear extension, which projects out to a depth of 4m. The rear garden spans a depth of 9m and is entirely hard surfaced. The front garden area is largely open-plan in design and any boundary treatment is offered by vegetation.

The application sited is located on the inside of the bend of a cul-de-sac. The property sits in a uniform building row of other detached dwellings, whose layout and type differ throughout the row. The site is bounded by other residential dwellings. The front elevation of the dwelling is south facing.

Proposal

The application seeks permission for the erection of a first-floor rear extension. The proposed development would have a projection of 3m in depth and a width of 6.5m. This would be served by a hipped roof which would measure 5.33m at the eaves and 6.79m at the highest point. The rear elevation would contain two windows.

The proposal would sit above the existing ground floor rear extension and would be assessed as a two-storey rear extension given its provision above an existing ground floor extension. The application has seen amendments. These include a reduction in the depth of the projection, from 4m to 3m as well as a revision from the original flat roof to a hipped roof.

Consultations

Whiston Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 11 neighbours.

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

No detailed correspondence was provided for the letter of support.

Objection – loss of light

- The proposed development will block sunlight to my patio area for the majority of the day during daylight hours. The patio was constructed as my daughter struggles with heightened anxiety and struggles to leave the house. The patio and garden a vital lifeline for her to enjoy the sun and fresh air and the extension would severely limit the enjoyment of the area.

Planning History

No relevant 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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. 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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) and the New Residential Development (2018) are material considerations for the purposes of this planning application and provides additional guidance in relation to householder and residential development within Knowsley Borough.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 continues that two-storey rear extensions of up to 3 metres will normally be acceptable. It also states that extensions beyond 3 metres will only be acceptable if they do not breach the 45-degree rule.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also emulate the original design of the dwelling and align with the existing exterior of the elevations. It would include materials which are

keeping with those found at the application property and would be served by a pitched (hipped) roof.

Although the hipped roof outlined in the submitted plans does not display the same pitch and does present as a muddled roofline, it is considered that it would be an improvement to the original submission (flat roof) and the lower pitch would reduce the impact on neighbours, predominantly by overshadowing by having a lower ridgeline. On the Planning balance, this is therefore considered acceptable.

Details pertaining to materials for the exterior have been included within the Application Form but not on any submitted drawings. The applicant has confirmed via email that all external facing materials would be to match the existing dwelling, which would include brick external walls, white UPVC window openings and tiled roofing. This will also be secured by a standard Condition for matching materials of the proposal.

Overall, the proposed development would be in accord with the guidance of the Householder Development SPD and Saved Policy H5 and would feature an acceptable design.

Residential Amenity

The New Residential Development SPD stipulates (Appendix 4, 4) that principal elevation to gable should be a minimum of 12m.

The Householder Development SPD asserts that two storey rear extensions would not normally be allowed to come within 7 metres from the rear boundary. This would be complied with.

25 Caldwood Drive

No.25 is the detached dwelling situated to the west of the application site. The original front and rear elevations sit parallel to one another. No.25 benefits from a rear conservatory.

Following the amendments, the projection of the proposal would comply with the parameters outlined in the Householder Development SPD and would therefore be acceptable.

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

27 Caldwood Drive

No.27 is the adjacent, detached dwelling, located to the east of the application site. The original front and rear elevations sit parallel to one another.

The occupant of No.27 has provided a floor plan to their property. The closest window (which is obscurely glazed) to the boundary shared with the application site is contained within a back door, which serves a utility space and toilet. Consequently, given this is an obscurely glazed window, which serves a non-habitable room, it would not be considered that any unacceptable overshadowing would occur.

The next closest window is a kitchen, although, as outlined in the Householder

Development SPD, the 45-degree rule would not be applied for any two-storey rear extensions which do not surpass the 3m parameter. Following the amendments secured, the proposal would be policy compliant and would not be considered to cause any unacceptable overshadowing. The midpoint of this window would be approximately 4.75m away from the party boundary.

Whilst the concerns are acknowledged, the proposal would not be considered to result in any unacceptable harm to the residential amenities within the property. Moreover, although an element of overshadowing would occur to the patio area, there is sufficient garden to the rear that could be utilised. Therefore, on this occasion, it would not be deemed a sufficient reason to refuse the application. In addition, following the amendment to the depth of the projection, this would prevent any overbearing impact from expansive walling.

Overall, the proposed development would largely be in accord with the Householder Development SPD and would not be considered to cause any unacceptable harm to the amenities and privacy of the occupants of no.17.

23 Caldwood Drive

No.23 is the detached dwelling just beyond the rear curtilage of the boundary of the application site. The rear elevation of the application property faces the side gable wall of No.23. This gable contains one obscurely glazed window (assumed to serve a bathroom).

The proposed development, following the amendments incorporated, would not be considered to result in any sufficient harm to amenity or privacy. The proposal would not exceed the 12m interface distance required and therefore no unacceptable overlooking or loss of privacy would be considered to occur.

Overall, the proposed development would largely be in accord with the Householder Development SPD and would not be considered to cause any unacceptable harm to the amenities and privacy of the occupants of no.23.

No other properties within the locality are considered to suffer any detrimental harm to residential amenity or privacy because of the proposed development.

Highways

The existing parking provisions utilised by the occupants of the property are available in the form of hard standing in the front garden area.

The proposed development would not increase the provision of habitable rooms or result in the loss of any existing in-curtilage parking provision, and therefore would not have any material impact on parking.

Therefore, the proposal would not have any material impact on highway safety and would be acceptable.

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
23/09/2024	-	-	LOCATION PLAN.
30/11/2024	001	-	PROPOSED FLOOR PLANS AND ELEVATIONS.
04/12/2024	-	-	EMAIL CORRESPONDENCE WITH APPLICANT ON MATERIALS.

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **5 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

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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