

**APPLICATION
NO:**

25/00337/FUL

CASE OFFICER:

Reece Black

WARD:

Northwood

PARISH:

LOCATION:

1 St Kevins Drive, Northwood, Kirkby

PROPOSAL:

VARIATION OF CONDITION 2 (APPROVED PLANS), ATTACHED TO PLANNING PERMISSION 24/00397/FUL (ERECTION OF A SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A NEW BOUNDARY WALL TO THE PERIMETER TOGETHER WITH THE CONVERSION OF EXISTING REAR SUMMER ROOM. PROVISION OF A NEW OBSCURED GABLE WINDOW) TO ALLOW FOR AMENDMENT TO APPROVED PLANS FOR ENLARGEMENT OF SIDE EXTENSION AND RE-POSITIONING OF BRICK WALL AND ASSOCIATED WORKS.

Site Description

The application site is located at 1 St Kevins Drive, Northwood and is situated within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a 2.5-storey, end-terraced dwelling and is located within a modern housing estate in an established residential area.

The application property benefits from a rear conservatory. The rear garden spans a depth of approximately 10.5m and is hard surfaced. The front elevation of the property is south-eastern facing. The site is located within the main entrance road into the housing estate.

Proposal

The application is for a variation of condition to a previously approved planning application (24/00397/FUL - ERECTION OF A SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A NEW BOUNDARY WALL TO THE PERIMETER TOGETHER WITH THE CONVERSION OF EXISTING REAR SUMMER ROOM. PROVISION OF A NEW OBSCURED GABLE WINDOW).

The variation of condition application currently seeks permission to substitute the approved plans to allow for minor amendments to the originally approved application. The substantial change would be an enlargement to the previously approved side extension by re-positioning the brick boundary wall to connect to the rear elevation of the proposed side elevation (rather than running parallel to the side, as previously approved). The proposed and enlarged side extension would have a width of 0.8m and span a depth of 12m. This would be served by a mono-pitched roof, which would measure 2.3m at the eaves and 3.05m at the tallest point.

The existing gable wall would see the installation of an obscured window, which would be top-opening, bottom-hinged. Associated works include alterations to the roof of the existing rear extension, the installation of new rear facing window to the rear elevation of the existing

rear extension (in substitution to previously approved bi-fold doors), installation of new access door to the rear extension on the side elevation and a reduction in the number of rooflights as originally approved.

Consultations

None required.

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

APP. NO: 24/00397/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A NEW BOUNDARY WALL TO THE PERIMETER TOGETHER WITH THE CONVERSION OF EXISTING REAR SUMMER ROOM. PROVISION OF A NEW OBSCURED GABLE WINDOW.
DECISION: GRANTED
DECISION DATE: 2 October 2024

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 conversion of the existing detached garage to a habitable room is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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) 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 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 principle of the erection of a single storey side extension, conversion of existing summer room and the installation of a new obscured gable window has previously been established by planning permission 24/00397/FUL. This application is to assess the impacts of enlarging the width of the side extension and the re-positioning of the brick boundary wall.

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD states that *the overall scale of the development should not look out of place in the street scene or other immediate environment. Extensions should normally be subordinate to the original dwelling.* It furthers that *extensions should be constructed in materials and style to match the original dwelling.*

The Householder Development SPD states that *single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.*

The proposed side extension would be a minor enlargement to what was originally approved. The proposal would have a width of 0.8m, which would replace the brick boundary wall previously approved. This would have a very limited material impact by on visual amenities as the boundary treatment approved originally was brick built also. The increase in

the width of the proposed side extension is 0.4m greater, which would not project any closer to the properties of 2 & 4 Appleton Road (to the south-west, west and north-west of the application property) than the previously approved boundary treatment. The proposed changes would be incremental to a scale which would have a very limited material impact. The standard condition will be applied to ensure that external facing materials to be used on the proposal would match and emulate those found on the existing dwelling.

The proposal would not be considered to result in any greater material impact to residential amenities than the scheme originally approved by 24/00397/FUL and therefore any changes are deemed negligible. The proposed installation of a new entrance to the side elevation would not cause any concerns given that the window contained would be lower than the boundary treatment and therefore would not facilitate any visual intrusion into the private amenity areas of the adjacent properties. The proposal raises no concerns on harms to residential amenities or living conditions of the occupants of No's 2, 4 & 6 Appleton Road. The changes in fenestration on the rear elevation and reduction in rooflights are cosmetic changes to the appearance with no harmful impact on design or material impact to residential amenities of nearby properties.

The proposed roof alterations would see an asymmetrical design which would serve both the converted summer room together with the side extension, whilst the proposed roof design is less than ideal, given its asymmetrical presentation with one roof slope displaying a pitch which would contrast with the original roof, however, on the planning balance, the proposal would still be served by a pitched roof and would replace the previously approved flat roof section of the proposal, which would be considered an improvement for the design and not substantiate a refusal on design terms. The roof amendments would not have any material change for the occupants of No.3 St Kevins Drive. For the consideration of No's 4 & 6 Appleton Road the proposed roof alterations would have no impact by way of overshadowing or loss of light given the distance from these properties.

HIGHWAYS

The proposed development is for minor alterations to reconfigure a previously approved scheme. The proposal would not result in any material change on highway safety or parking provision as originally approved and consequently no highway considerations are raised.

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.

- 4) The obscured first-floor gable window hereby permitted shall accord with the approved details and drawings in schedule 1. This window shall remain bottom-hinged, top-opening and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/08/2025	0225_KEV_001	REV A	PROPOSED GROUND FLOOR PLAN VIEW, LOCATION PLAN AND BLOCK PLAN
06/05/2025	0225_KEV_001	REV C	PROPOSED REAR ELEVATION
28/08/2025	0225_KEV_001	REV A	PROPOSED REAR ELEVATION WITH BOUNDARY WALL
02/10/2025	0225_KEV_010	REV A	PROPOSED LEFT ELEVATION
30/05/2025	0225_KEV_001	REV D	PROPOSED SIDE ELEVATIONS WITH BOUNDARY WALL
12/06/2025	0225_KEV_001	REV E	PROPOSED FRONT ELEVATION
28/08/2025	0225_KEV_005	REV A	EXISTING AND PROPOSED ROOF PLANS
28/08/2025	0225_KEV_006	REV A	PROPOSED AND EXISTING GROUND FLOOR

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 03/10/2025

Informatives

Encroachment

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