

<u>APPLICATION NO:</u>	23/00151/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	7 Brookbank Court, Field Lane Estate, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR SIDE EXTENSION ABOVE EXISTING SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 7 Brookbank Court, Field Lane Estate and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is an end terrace dwelling and is brick built on its front, side and rear elevations. It features white UPVC on the windows and doors and has brown, interlocking roof tiles.

The application property features a single storey side extension.

Proposal

The application seeks permission for the erection of a first-floor side extension, sited above the existing single storey side extension, and would subsequently form and be assessed as a two-storey side extension.

The proposed development would project out to the side by 2.99m and would have a length of 7.8m. The proposal would be served by a dual pitched roof, that would measure 5.5m at the eaves and 8.1m at its highest point.

The proposed development would sit flush and in line with both the front and rear elevations of the existing dwelling.

The proposal saw minor alterations to be in accord with relevant policies. This included clearer detailing of the front elevation design detail of the soldier brick being carried over to the proposal. In addition, an additional parking space being created to ensure the property could accommodate the relevant amount of parking required.

Consultations

Cadent Gas Limited - No objections in principle.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO:	00/00439/FUL
PROPOSAL:	ERECTION OF PART TWO-STOREY AND PART SINGLE STOREY EXTENSION TO SIDE OF DWELLING TO FORM FAMILY ROOM WITH BEDROOM AND EN-SUITE SHOWER ROOM ABOVE

DECISION: WITHDRAWN
DECISION DATE: 19 July 2000

APP. NO: 11/00049/FUL
PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION
DECISION: GRANTED
DECISION DATE: 25 May 2011

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 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

Design

The Householder Development SPD states that two storey side extensions (and provisions of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

The existing dwelling is brick facing, with two different brick colours with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property (including bricks to match both types of brick of the existing) and would have a pitched roof. The amended plans evidence that the soldier brick detailing would be carried over to the proposal. The design of the roof for the two-storey side extension is considered as keeping in with the character of the local area.

The Householder Development SPD states that for two-storey side extensions, that the roof of the extension should normally be at a lower level than the original. The submitted plans show that the roof would be constructed to the same level as the original. On this occasion, for better design of the terrace row and the adjacent row, it would be in better design to relax that guidance and combined with the fact that no 6 is set forward of the application property this would not cause an unacceptable design.

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

Amenity

The Householder Development SPD states that 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 submitted plans show that the front elevation of the proposed first-floor extension, would be set-back by approximately 1.8m in contrast to the front elevation of the ground floor side extension, which would also retain the existing mono-pitched roof that serves this. Furthermore, the application dwelling is set further back from the highway by approximately 1.5m in contrast to the adjacent row of terraced houses. Therefore, it is considered that the proposed development would not result in the terracing effect, either by itself or as a result of current or potential extensions.

There is sufficient set-back from both the staggered arrangement of the adjacent building line and of the front wall of the proposed first-floor extension that is considered to prevent the terracing effect. Therefore, the proposal would be in accord with Saved Policy H8, would not cause any significant harm to local amenities and would be acceptable.

8 Brookbank Court

No.8 is the adjoined and adjacent dwelling attached to the application dwelling. It is situated in the middle of the three-terrace row. The main front and rear building line of no.7 sit in line with the application site. No.8 benefit from a rear conservatory that projects out approximately 3m. The proposed development would not project beyond the front and rear elevations of no.8 and would be erected to the side elevation of the application property. Subsequently, the proposal would not be readily visible to the occupants of no.7. Overall, it is deemed that the proposed development would be in accord with the Householder Development SPD and would not cause a detrimental impact to the amenities or privacy on the occupants of no.8.

6 Brookbank Court

No.6 is the adjacent, end terraced property. The two gable walls of the application property and no.6 face one. The front building line of no.6 is sited approximately 4.4m further forward of the application dwelling and the rear building line is sited approximately 3.6m further forward of the rear elevation of the application sites. The proposed development would not project beyond the front and rear elevations of the existing application property and would be erected on top of the existing single storey side extension.

The rear projection, due to the arrangement of the dwellings would project 3.6m from the rear elevation of no.6. The proposed development would not surpass the 45-degree rule and therefore it is considered it would not result in an unacceptable loss of light or any overbearing. Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause a detrimental impact to the amenities or privacy on the occupants of no.6.

Highways

The application site benefits from a front driveway at a length of approximately 7.5m between the front elevation and the adopted highway.

The Householder Development SPD states that for a dwelling with 4 bedrooms should aim to provide 3 parking spaces, the amended plans evidence an additional space has been incorporated to the proposal.

Therefore, the proposed development would be in accord with the Householder Development SPD and would not cause a significant impact to highway safety and

would therefore 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
12/04/2023	003	-	SITE LOCATION PLANS
19/05/2023	001	-	EXISTING PLANS
19/05/2023	002	-	PROPOSED PLANS
19/05/2023	004	-	PROPOSED SITE LAYOUT

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

23 May 2023

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

Informatives

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – Site Photographs





