

<u>APPLICATION NO:</u>	25/00114/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Colwall Walk, Northwood, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION TOGETHER WITH INTERNAL ALTERATIONS		

Site Description

The application site comprises a semi-detached house with single storey flat roofed utility room to the side and associated garden area, with the front garden area being gravelled with stepping stone footpath. The area is characterised by semi-detached houses.

Proposal

The application is to erect a single storey extension to the side of the house adjoining the front of the existing single storey utility room. The extension would have a width of 4m the same as the existing utility room, and a depth of 3.6m with a pitched roof. The extension would extend to and adjoin the gable of the adjacent neighbouring house. There would be a distance of 1.6m from the main front elevation of the house to the front elevation of the extension.

Consultations

NA

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

No 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

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

The application is for an extension to a house in a residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The extension is acceptable in design and broadly in character with the existing dwelling. There are no windows on the gable of the adjacent house and the extension would not affect the outlook of that dwelling. The proposal would be acceptable in the street scene and would not be detrimental to the visual amenities of the neighbouring properties or the locality in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

Properties on Colwall Walk have vehicular access and the proposal would still allow 2 cars to park within the curtilage of the dwelling. No other highway considerations are raised.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The proposal is for an extension to a house in a residential area and raises no residential amenity concerns, and the proposal would not impact privacy or cause overlooking.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The design of the proposed extension is acceptable and the proposal would not be detrimental to visual or residential amenity, or raises parking concerns. The application complies with planning policies and is therefore recommended for approval.

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 Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/03/2025	2023 - 01	REV A	LOCATION & BLOCK PLANS
21/02/2025	3023-03	-	GROUND FLOOR PLAN AS PROPOSED
21/02/2025	3023-04	-	ELEVATIONS

Signed Authorising Officer²: **Jo Sheridan**

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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