

<u>APPLICATION NO:</u>	24/00298/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	<u>LOCATION:</u>	19 Church Green, Kirkby Park, Kirkby	
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING STORE.		

Site Description

The application property is located at 19 Church Green, Kirkby Park and is sited within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached single storey dwellinghouse and is brick facing on its front, side and rear elevations together with white UPVC openings and grey, interlocking roof tiles.

The application property benefits from a linked garage and store to the side of the property. The rear garden spans a depth of approximately 16.5m and is grassed. The front garden comprises of a tarmac driveway and grassed area and is largely open plan in design.

The front elevation of the property is north / north-western facing. The site is located within the head of a cul-de-sac. The site is encircled by other residential properties. The character of the street scene comprises largely of two-storey semi-detached dwellings and the occasional pairs of semi-detached bungalows.

Proposal

The application seeks permission for the erection of a single storey side and rear extension together with the demolition of the existing store.

The proposed development would form a 'wrap-around' layout to the original dwelling.

The proposed development would project to the side at a width of 3m and a depth of 7.95m. The proposed rear extension would project 4m from the original rear elevation of the dwelling, this section would have a width of 8.59m. The side extension would be erected circa 0.5m from the party boundary shared with No.17. The proposal would be served by a hipped roof, which would measure 2.23m at the eaves and 4.09m at the tallest point.

The rear elevation would feature bi-fold doors and a window on to the front elevation. Five rooflights would be installed.

It is acknowledged that the application is submitted to suitably adapt the property for

a person with disabilities and mobility issues.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 9 neighbours.

There have been 1 letter of objection, 0 letters of support and 0 letters of comment. The representations received from No.17 Church Green are summarised as follows:-

- Concerns that the side extension will result in loss of light in my kitchen.

Planning History

No 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) 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 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 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.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling. The proposal would be served by a pitched roof.

The Householder Development SPD outlines (6.5) 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 is acknowledged that the eastern facing side elevation would be perceived as the most domineering and expansive part of the proposal, however the majority of the bulk of any visual impact would be confined to the rear of the property and softened by other dwellings in the street scene. Furthermore, it would not be considered that the proposed development would significantly detract from the character of the area or appear as an incongruous element in the street scene or immediate environment. The application site is situated within the head of a cul-de-sac and would not have an overly prominent or domineering impact on the street scene. The property does not hold a prominent position in the street scene.

The SPD asserts (6.5) that when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate.

The proposed development would be served by a dual-pitched roof. The ridge of this would be circa 0.75m lower than the roof of the original dwelling and the height would be a marginal increase as to what could be erected under Permitted Development for the consideration of a single storey rear extension. A hipped roof was considered, however, in the context of the locality of the area, dual-pitched roofs are a consistent feature in the street scene.

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The proposed development would therefore comply with this requirement.

It is considered that although the proposal would contain an enlarged form and massing in relation to the original dwelling, it would be acceptable in this instance and would not represent an unacceptable scale. The visual impact of a large structure is due to the combination of the side and rear extension in its wrap-around form observed together in the context of a single storey dwelling. Given where the proposed development would be sited, it would not be considered to have any unacceptable impact on the street scene.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that sufficient space would remain usable and would not result in a cramped appearance.

Overall, the extension would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

21 Church Green

No.21 is the paired, semi-detached bungalow, the original front and rear elevations of these two properties sit in line with each other. No.21 benefits from a linked side extension (garage)

The proposed development would comply with the projection parameter (4m). Furthermore, it would be erected circa 1.6m away from the party boundary.

There is also boundary treatment provided by a timber fencing (approximately 1.8m in height).

Overall, the proposed development would largely accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.21.

17 Church Green

No.17 is the adjacent, semi-detached dwelling. The original front elevations sit in line with the application property; however, the original rear elevation of No.17 is roughly 1.5m less than the application site. No.17 has also been extended in the form of a single storey rear extension, and because of this, surpasses the existing rear elevation of the application property by roughly 1.5m. The garage at No.17 has also been converted to form a habitable room. There are windows on the rear of the converted garage and the side and rear elevations of the single storey rear extension.

The proposed development would comply with the projection parameter (4m). Due to the existing rear extension of No.17, the proposal would project less than the 4m which would reduce any impact on the amenities of No.17. Moreover, the proposal would be erected roughly 0.5m away from the party boundary.

The objection received from No.17 was a concern that the proposed development would cause overshadowing and loss of light to the kitchen. Following the assessment of the application, it is considered that the proposal may result in a partial loss of light, however, it would not be considered that this would be to an unacceptable degree. The front elevation of the garage contains a window and the rear elevation of the extension at No.17 also contains windows and patio doors. Subsequently it is considered that no rooms would be unacceptably overshadowed as alternative windows would be unaffected by the proposal and still allow light to enter.

Moreover, it is considered that for the consideration of a single storey rear extension, the property retains its Permitted Development rights and therefore, a side extension with eaves of 3m could be built to the side of the property without the need for planning permission. It is considered that the eaves height would be low (at 2.23m) and would not be considered to result in detrimental harm.

The nearest habitable window to the rear elevation is approximately 3.5m away from

the party boundary shared with the application site and this would ensure that the proposal would not have any unacceptable impact.

The proposal would also be considered to have an acceptable depth in projection and would not be deemed to result in any unacceptable harm.

Overall, the proposed development would largely accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.17.

Highways

The proposed development would not increase the number of bedrooms or impact on existing in-curtilage parking provisions. The proposal is for works to the side and rear of the property and would therefore not impact on the existing parking provisions. Therefore, no unacceptable highways impact would arise due to the proposal.

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) Notwithstanding the outlined materials agreed for the roof of the extension hereby permitted, all other materials to be used on the external surfaces of the extension 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
06/06/2024	-	-	LOCATION PLAN
07/06/2024	02	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **11 September 2024**

Informatives

Not applicable.

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