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|-------------------------------|-----------------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 25/00412/FUL                                        | <b><u>CASE OFFICER:</u></b> | Reece Black |
| <b><u>WARD:</u></b>           | Cherryfield                                         | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | 9 Pitsmead Road, Southdene, Kirkby                  |                             |             |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION |                             |             |

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### **Site Description**

The application site is located at 9 Pitsmead Road, Southdene and is situated within a Primarily Residential Area. The application property is a two-storey, semi-detached dwellinghouse, which benefits from a canopied roof to the rear to cover the decking and a detached outbuilding beyond the side and rear of the dwelling. The rear garden contains trees. The plot is rectangular in shape.

The property sits in a building line of semi-detached dwellings, which meanders to follow the curve of the highway. There are residential properties to all directions of the application site with a Church situated to the west/south-west.

### **Proposal**

The proposal is for the erection of a single storey side and rear extension.

The proposed development would have a 'wrap-around' layout. The proposal would project from the existing side elevation of the dwelling by 1.3m, it would then project by 6m (2.8m beyond the existing rear elevation of the dwelling) and have a cumulative width of 4.6m. The proposed side extension would be set-back from the main front elevation of the dwelling by 4.8m. This would be served by a dual-pitched roof, which would measure 2.9m at the eaves and 4m at the ridgeline.

### **Consultations**

None required.

### **Representations**

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

### **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.

#### **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

## DESIGN AND RESIDENTIAL AMENITY

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 development would be erected 0.9 away from the party boundary shared with No.7 and there would be 3m retained between the side elevation of the proposal and the gable wall of No.7. The side extension is small in its scale, form and massing by virtue of its modest width. There is sufficient timber boundary treatment erected along the party boundary which would screen the bulk of the proposal. The gable wall of No.7 contains only a door to its ground floor (with a small obscurely-glazed window within this); it is understood to reflect the layout of the application property and serve a kitchen.

The proposed development would not be considered to result in any significant harm to the amenities of No.7 by way of overshadowing or obstruction of light due to the small scale and the fact it would have a limited projection beyond the rear elevation of No.7 (2.5m). Given the gable wall of No.7 is oriented north-facing, it currently receives a limited degree of light and consequently, the proposal would not be considered to detrimentally exacerbate any lack of daylight and sunlight. The rear elevation (like the application property) contains a window for the kitchen to its rear elevation; the side access door is not the only or principal source of light for this room. No windows are proposed to the side elevation of the proposal. Therefore, for the reasons set out above, any impact to residential amenities and living conditions are limited and acceptable. Due to the set-back from the front elevation and the small width of the proposal, the proposed extension would preserve the street scene.

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. 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 rear extension would project from the original rear elevation by 2.8m and therefore would comply with the Householder Development SPD. The proposal would be set-off the party boundary shared with No.11 by 2.9m which would result in the proposal having a negligible impact on the amenities of the occupants of No.11. The proposed rear extension would not contain any windows to its side elevation and therefore no visual intrusion or privacy concerns are raised.

The Householder Development SPD stipulates 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 demonstrate that sufficient space within the private amenity

area would remain useable; the proposal would come no closer than 0.9m to the plot boundary and subsequently not result in a cramped appearance. External access to the rear or side of the dwelling would not be removed and therefore bins can be stored and collected.

The proposal would be served by a pitched roof, which would emulate the design of the original dwellinghouse. The dwelling is brick facing, with white UPVC openings and brown interlocking roof tiles. A standard planning condition will be included to ensure that external materials would match the existing dwelling and therefore ensure the proposal coherently integrates with the existing property.

## **HIGHWAYS**

The proposal is for the erection of a single storey side and rear extension which would provide an extended kitchen together with a bathroom. The proposal would not create any additional bedrooms at the property and due to the location of the proposed development, would not project into the front garden and parking area utilised by the occupants of the property. Therefore, the proposal would not reduce or adversely affect the existing parking provisions or require any additional or replacement parking. No highway safety concerns 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.

## SCHEDULE 1

| Date Received | Ref. No   | Version | Drawing/Document Title              |
|---------------|-----------|---------|-------------------------------------|
|               |           |         |                                     |
| 14/07/2025    | A1553-01A | A       | SITE AND LOCATION PLAN              |
| 01/09/2025    | A1553-03A | B       | PROPOSED FLOOR PLANS AND ELEVATIONS |
|               |           |         |                                     |

**Signed Case Officer<sup>1</sup>:**

**Reece Black**

**Signed Authorising  
Officer<sup>2</sup>:**

**Jo Sheridan**

**Date:**

**04/09/2025**

### **Informatives**

Not applicable.

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<sup>1</sup> 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

<sup>2</sup> 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