

<u>APPLICATION NO:</u>	25/00433/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	10 Hall Drive, Kirkby Park, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 10 Hall Drive, Kirkby Park and is located within an area designated as a Primarily Residential Area in the Development Plan. The property is a two-storey, semi-detached dwellinghouse, which is predominately brick facing to the elevations (with a section of UPVC cladding) together with white UPVC openings and brown, interlocking roof tiles. The property benefits from a single storey front and side extension.

The front garden is hard-surfaced by a tarmac driveway capable of accommodating 3 no. vehicles. The rear garden is surfaced with patio slabs and a grassed section. There is an outbuilding to the rear curtain of the plot. The plot of the site is rectangular in shape.

Proposal

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

The proposed rear extension would have a projection of 3m with a width of 9m. This would be served by a pitched roof, which would measure 2.4m in height at the eaves and attain a maximum height of 3.2m.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Knowsley Council

Regeneration and Economic Development Directorate.

Delegated Planning Report

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 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

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 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*. It further 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 rear extension would have a projection of 3m and therefore would comply with the SPD. The proposed development would be erected 0.2m off the party boundary shared with the paired property (No.11), which given the compliance with the SPD guidance, would not be considered to result in any unacceptable harm by virtue of overshadowing or undue dominance. The adjacent property of No.9 benefits from a single storey side extension, with an entrance door installed to its rear elevation (which contains a small window within the door) and an obscurely glazed window to the side elevation. Given that No.9 is set further beyond the rear elevation of the application property, the proposal would project 1.8m beyond the main rear elevation of No.9 and would be set-off the party boundary by 0.4m which would ensure that the proposal would not cause unacceptable overshadowing, loss of light or outlook etc. The proposed rear extension would not be considered to result in any detrimental adverse harm to residential amenities, privacy or living conditions of adjacent neighbours.

The SPD (6.14) outlines 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, the storing of refuse bins, etc.*

The submitted plans show that over 50% of the rear garden would be retained, which would ensure ample private garden area is retained and consequently the proposal would not result in a cramped appearance. Existing refuse bins arrangements would not be altered.

The property is (predominately) brick facing to the elevations and served by white UPVC openings and brown, interlocking roof tiles, a 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.

HIGHWAYS

The completed development is for a single storey rear extension. The proposed rear extension would not increase the number of bedrooms or reduce any existing parking provisions. Consequently, the proposal would not impact on existing parking arrangements or pose any highway safety concerns and therefore, is 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
04/08/2025	P25-002	REV C	PROPOSED ELEVATIONS
24/07/2025	25-002-005	REV A	PROPOSED FLOOR PLANS
24/07/2025	25-002-004	REV A	PROPOSED SITE PLAN
18/07/2025	-	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

04/09/2025

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