

<u>APPLICATION NO:</u>	24/00418/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	1 Stourton Road, Southdene, Kirkby		
<u>PROPOSAL:</u>	SINGLE STOREY EXTENSION TO REAR. TWO STOREY EXTENSION TO SIDE		

Site Description

The application relates to a two-storey semi-detached dwelling at no.1 Stourton Road, which is located on a corner plot where Stourton Road meets the driveway of no.1A Stourton Road to the rear. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposed two storey side extension would project a maximum of 3.8m from the original side wall, with a total depth of 11.12m at ground floor. At first floor, the proposal would be set back 1m from the main front elevation and have a total depth of 6.62m. A matching dual pitch roof is proposed, which would be set lower than the main roof and measure 7.08m to the ridge. To the front elevation, 2no. windows are proposed, with 2no. windows to be featured to the side elevation and a window and patio doors proposed to the rear.

The proposed single storey rear extension would adjoin onto the proposed side extension to create a 'wraparound' addition. It would project 3.185m from the original rear wall and have a total width of 10.85m. A mono-pitch roof with 3no. rooflights is proposed and would measure 3.65m to the ridge. A set of bi-folding doors will be featured to the rear elevation.

The proposed extensions would create an additional two bedrooms at first floor and would be finished in matching render to the exterior, matching concrete roof tiles, uPVC windows and aluminium doors.

Since submission, amended plans have been received to reduce the size of the proposed two storey side extension.

Consultations

None required.

Representations

This application has been publicised by letters sent to 8no. neighbours. 1no. letter of support was received and can be summarised as follows:-

- No issues with the application, the proposal will look brilliant when completed and should be approved.

Planning History

06/00160/FUL - Erection of pitched roof to existing front canopy with two storey extension to side and single storey extension to rear of dwelling. Granted, 12.05.2006

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 (UDP), 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Proposed Two Storey Side Extension

The proposed extension would provide a 1m setback from the main front wall and would also be distanced over 1m to the side boundary. The proposal will feature a matching dual-pitch roof which would be set lower than the main ridgeline. Whilst windows are proposed to the side elevation, this would be at ground floor level only and are not considered to result in direct overlooking. The proposed two-storey side extension would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project 3.185m from the original rear wall and would comply with the 4m threshold. The proposed single storey rear extension would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Extensions on Corner Plots

The application site is located on a corner plot and the proposed side extension (3.8m) would exceed half the width of the original dwelling (3.5m). However, it would be set in 2m from the side boundary and the breach in width by 0.3m is not considered to be significant enough to warrant a refusal. The proposal would also not go beyond any established building lines. A respectable interface distance of over 11m will also be provided between the proposal and the rear elevation of no.17 Rusland Road. The proposal would be located adjacent to the driveway of no.1A Stourton Road to the rear. However, it is not considered that highway visibility will be affected given that the proposed extension would be well set back. The proposal would therefore accord with the guidelines under Part 7.6 of the Householder Development SPD.

Neighbouring Amenity

No.3 Stourton Road

No.3 is the adjacent neighbour to the north. The proposed single storey rear extension would extend close to the shared side boundary with no.3. However, it would have a depth below the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid overshadowing, loss of outlook or loss of privacy. The existing fence will also provide some screening. Moreover, there are no openings proposed to the side elevation which would face towards no.3 and any impacts in terms of direct overlooking or loss of privacy is considered to be minimal. The proposed two storey side extension would also be fully screened by the application property and is deemed to have a minimal impact.

No.1A Stourton Road

No.1A is the adjacent neighbour to the rear. The proposal will feature a set of bi-folding and patio doors at ground floor and a window at first floor to the rear. However, these openings will mostly face towards the driveway area of no.1A and is considered to have a limited impact in terms of loss of privacy and direct overlooking. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings. Moreover, the proposed side extension would not project any further than the existing rear elevation of the original dwelling and the proposed single storey rear extension will be mostly screened by the existing boundary fence. The impact in terms of overshadowing, loss of privacy and light is therefore deemed to be limited.

No.15 and 17 Rusland Road

No.15 and 17 are the adjacent dwellings to the south. The proposal includes 3no. windows at ground floor which would face towards these neighbours. However, a sufficient distance of over 11m will be provided between the proposed extension and the rear elevations of no.15 and no.17. The existing high boundary walls to these neighbours' and their mature trees will also provide majority of screening of the proposal. Therefore, any impact in terms of direct overlooking, loss of privacy and overshadowing is considered to be limited.

No.6 Stourton Road

No.6 is the opposing neighbour to the front of the site. The proposed side extension includes 2no. windows to the front elevation which would face towards this neighbour. However, a sufficient distance of over 19.8m would be provided between the proposed windows and no.6's front elevation. It is also not considered that the proposed windows would have any, greater significant impact than the existing front elevation openings. Therefore, any impact in terms of direct overlooking or loss of privacy will be limited. A letter of support has also been received from this property.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extensions are considered to be proportionate additions and would not appear as overbearing or dominating developments. The proposed side extension would be highly visible from the street scene. However, it would be set back by 1m at first floor and a ridge height set lower than the main ridgeline is also proposed, allowing for it to appear subservient and subordinate to the original dwelling. The proposed extensions will also have matching pitched roofs, and are proposed to be finished in matching materials, which will be secured by a condition. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would create 2no. additional bedrooms, resulting in the application property becoming a 5no. bedroom dwelling. 3no. off-street parking spaces are therefore required for a 4no.+ bedroom property, as specified within Appendix A of the Ensuring a Choice of Travel SPD. There is existing hardstanding to the side, providing off-street parking provisions for 1no. vehicle. The proposal would, therefore, fail achieve the parking standards. However, the application site is sustainably located, around a 5 minutes' walk to bus stops along Bewley Drive, with frequent services to the wider area. On-street parking is also available along Stourton Road should the applicant require any additional parking. The lack of parking provision is therefore not deemed to be significant enough reason to warrant a refusal of the application and the proposal would have an acceptable impact upon access, highway safety and parking provision, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would maintain a gap of over 1m to the side for access to the rear for the storage of waste and recycling bins and is therefore acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Conclusion

The application is for an extension to an existing dwellinghouse within a Primarily Residential Area and the principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
05/08/2024	PP-13305603v1	-	Location Plan
24/09/2024	2	Rev. 1B	2 Storey Extension to Side with Single Storey Extension to Rear [Existing and Proposed Floor Plans]
24/09/2024	2	Rev. 1B	2 Storey Extension to Side with Single Storey Extension to Rear [Existing and Proposed Elevations]

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **9 October 2024**

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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