

<u>APPLICATION NO:</u>	23/02766/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	34 Sandfield Crescent, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY WRAPAROUND EXTENSION		

Site Description

The application site is located at 34 Sandfield Crescent, Whiston and is located in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a three storey, semi-detached dwelling and is brick facing on its front, side and rear elevations. It features white UPVC openings and flat interlocking roof tiles. Parking is provided to the side of the dwelling by hardstanding. The property is North facing.

The application site is located at a turning head of a cul-de-sac. There are other residential dwellings encircling the site. To the South and East adjacent the curtilage of the boundary of the application site and nearby dwellings are lines of tree coverage.

Proposal

The application seeks permission for the erection of a single storey side and rear extension. This would be in the form of a 'wrap-around' extension.

The proposed rear extension would project 3m and together with the side extension would have a width of 7.23m. The side extension would have a projection of 2.43 and a depth of 3.27m (6.54m when combined with the projection of the rear extension.) The proposal would be served by a pitched roof, which would measure at a height of 2.32m and the highest point of the roof would measure 3.4m.

The proposal would be sited 0.15m away from the party boundary. The front elevation of the proposal would be sited 6.43m from the front elevation of the dwelling.

The proposal would incorporate an access door and bi-fold doors on the rear elevation, as well as 3 rooflights. The front elevation would feature a garage door.

The windows on the rear elevation first-floor would be raised to accommodate the proposed development.

Consultations

Whiston Town Council - No Comments Received.

Representations

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

Planning History

No relevant 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 SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

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 proposed development would feature pitched roofs, which would be in accord with the guidance outlined.

The Householder Development SPD 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 be in accord with this parameter and would therefore be acceptable.

Overall, the proposal would have an acceptable design and would be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

36 Sandfield Crescent

No.36 is the paired, semi-detached dwelling. The front and rear elevations sit in line with the application site.

The proposed rear extension would be within the parameters outlined in the Householder Development SPD and would be acceptable. The proposed side extension would not be readily visible to the occupants of no.36 and would not be considered to have an impact on their amenities.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have an unacceptable impact on the amenities or privacy of the occupants of 36.

32 Sandfield Crescent

No.32 is the adjacent, terraced dwelling. The two gable walls of the properties face one another. The front and rear elevations sit in line with the application site. The gable wall of no.32 features three windows, one on each storey.

The proposed development overall would be within the parameters and guidance of the Householder Development SPD.

The ground floor window on the gable wall of no.32 is assumed to serve a hallway landing or a toilet and is not thought to serve a habitable room. It is therefore, not considered that the proposal would cause any unacceptable obstruction to daylight.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have an unacceptable impact on the amenities or privacy of the occupants of no.32.

Highways

The existing parking provisions utilised by the application property are by hardstanding to the side of the dwelling. This currently measures at a depth of approximately 10.95m, this would be reduced to roughly 8.9m being left in use. This would allow parking for a minimum of one vehicle within the curtilage of the dwelling.

Given that the proposed development would not be considered to result in any increase in habitable rooms, it would not be necessary to request any additional parking provisions. The property has 3 bedrooms.

The Householder Development SPD states that for a property with 3 bedrooms that 2 spaces should be provided. These are maximum standards though, however, and as the proposed development would not be considered to increase on the number of bedrooms. The driveway would still allow a minimum of one vehicle to be parked within the curtilage of the dwelling. In addition, there is sufficient space within the highway and local area to park cars on the street, without resulting in any unacceptable harm to highway safety.

Overall, it is considered that the proposed development would not result in any unacceptable impacts on highway conditions or safety.

Trees

As mentioned previously, there is established tree coverage to the South and East of the application site. Given that the proposed development (if undertaken separately so either rear or side extension), by the projections could be completed under Permitted Development Rights. Therefore, on this occasion, it is not considered proportionate to require a Tree Survey to be submitted and considered alongside the application.

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
03/11/2023	1C	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS.
03/11/2023	2A	-	LOCATION PLAN AND EXISTING AND PROPOSED BLOCK PLANS

<u>Signed Case Officer¹:</u>	<u>Reece Black</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>5 January 2024</u>

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 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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