

<u>APPLICATION NO:</u>	24/00574/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	25 Mount Crescent, Kirkby Park, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ERECTION OF A FIRST FLOOR SIDE EXTENSION AND CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application relates to a two-storey semi-detached dwelling at no.25 Mount Crescent, which has an attached side garage. 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 proposal seeks to erect a two-storey side and single storey rear extensions.

The proposed two storey side extension would project 3.33m from the main side wall, with a total depth of 10.74m at ground floor (including proposed rear extension). At first floor, the proposal would be set back 1m from the main front elevation and have a total depth of 6.5m. A dual pitch roof is proposed, which would be set lower than the main roof and measure 7.58m to the ridge. To the front elevation, 2no. windows and a ground floor mono-pitch roof is proposed, with the rear elevation to feature a first-floor window. To the side elevation, 3no. windows and a door are proposed.

The proposed single storey rear extension would be 'L' shaped and have a maximum projection of 4m from the original rear wall, with a total width of 8.45m. A dual pitch and mono-pitch roof design is proposed, with 3no. Velux rooflights. It would have a maximum height of 3.65m to the ridge. A large window and bi-folding doors are proposed to the rear elevation.

The proposed developments will be finished in matching brickwork to the walls, matching grey interlocking roof tiles and matching white uPVC windows and aluminium doors.

Consultations

None required.

Representations

This application has been publicised by letters sent to 52no. neighbours.

One letter of support from the occupier at no.27 Mount Crescent has been received raising no objections.

Planning History

74/05759/HIST - Garage and Porch. Granted, 24.10.1980.

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 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 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

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 two storey side extension would be distanced over 1m from the side

boundary and would also be set back 1m from the main front wall. It, therefore, meets the 1m minimum space guidance. The roof of the extension will also be set lower than the main roof and would have a matching dual pitch, gable end roof design. Whilst windows are proposed to the side elevation, these would not overlook onto any neighbouring dwellings. The proposal 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 4m from the original rear wall and would comply with the 4m threshold. The proposal would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.27 Mount Crescent

No.27 is the adjoining neighbour to the west. The proposed single storey rear extension would extend close to the shared side boundary with no.27. However, it would not exceed 4m in depth which is considered within the Householder Development SPD to be 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 facing towards no.27 and any impacts in terms of direct overlooking 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 negligible impact. A letter of support has also been received from this property.

No.23 Mount Crescent

No.23 is the opposing neighbour to the front of the site which features a clear glazed, first floor window to their side elevation. The proposed side extension includes 2no. windows to the front elevation which would face towards this neighbour. However, a sufficient distance of over 11m would be provided between the proposed windows and no.23's main side elevation. It is also not considered that the proposed windows would have any, greater significant impact than the existing front elevation openings. The proposed first floor, front elevation window will also serve a non-habitable room of an en-suite. No.23's existing side window is also positioned towards the rear, which prevents any straight views between the windows. Therefore, any impact in terms of direct overlooking or loss of privacy will be limited.

Mill View Retirement Apartments at North Park Road

The Mill View retirement apartments adjoins the application site to the rear. The proposal will feature 2no. new windows and glazed bi-folding doors which will face towards Mill View. However, these will be distanced over 14m away from the shared boundary. The existing rear fencing and mature tree would also provide some screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings.

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 proposed, allowing for it to appear subservient and subordinate to the original dwelling. Moreover, the proposed single storey rear extension would not exceed the 4m threshold of the Householder SPD. The proposed extensions will also have matching pitched roofs and are proposed to be finished in matching materials. 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 result in the application property becoming a 4no. bedroom dwelling. 3no. off-street parking spaces are therefore required, as specified within Appendix A of the Ensuring a Choice of Travel SPD. The application site includes hard surfacing to the front. However, this currently provides off-street parking for 2no. vehicles only. As such, the proposal would fail to achieve the parking standards. Nonetheless, the application site is sustainably located around a 10 minutes' walk to the Kirkby railway station and to nearby bus stops. The lack of 1no. off-street parking space is also not deemed to be a significant enough reason to warrant a refusal. It is therefore considered that, on balance, 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

A 1m wide door access will be created to the side, which will allow access to the rear for the storage and movement of waste and recycling bins. The proposal is therefore acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Conclusion

The principle of the proposal is considered acceptable and 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
23/10/2024	-	-	Location Plan
22/11/2024	01885/SK/02	Rev. A	Existing and Proposed Site Block Plans
22/11/2024	01885/SK/01	Rev. A	Existing and Proposed Plans & Elevations

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **15 January 2025**

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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