

<u>APPLICATION NO:</u>	24/00468/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	74 Saxon Way, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION: Primarily Residential Area

Site Description

The application relates to a detached dwelling located at 74 Saxon Way, Kirkby and is situated in an area which is allocated as a Primarily Residential Area in the Development Plan.

The host dwelling is flanked by a pair of semi-detached properties to the northwest and a detached dwelling of similar style to the south east. The application property is of brick construction with white UPVC windows and a tiled roof. The host dwelling is served by an integral garage with parking to the front with vehicular access taken from Saxon Way. There is an existing single storey attached extension to the side of the dwelling at the boundary with No. 76 Saxon Way (in place in excess of 4 years)). The host property benefits from a front garden and an enclosed private garden area at the rear.

Proposal

The application seeks consent for the erection of a single storey extension to the rear of the dwelling and for the conversion of an existing integral garage.

The extension would project 4 m from the rear elevation and extend the width of the property measuring 8.39 m. The extension would not extend beyond either gable of the host dwelling. It would have a flat roof attaining a height of 2.92 m.

The integral garage would be converted to form a reception room and a W.C. The conversion works would involve bricking up the garage frontage and replacing the garage door with a new flush window.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours. No

representations have been received.

Planning History

APP. NO: 94/00410/APP
PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 62 NO. TWO-STOREY DWELLINGS, ASSOCIATED BOUNDARY TREATMENTS AND ROAD LAYOUT, NEW ACCESS FROM HALL LANE TOGETHER WITH AREA OF PUBLIC OPEN SPACE
DECISION: Granted
DECISION DATE: 14 November 1994

APP. NO: 96/00160/APP
PROPOSAL: SUBSTITUTION OF HOUSE TYPES PLOTS 1,4,5, 24-30 Inc.
DECISION: Granted
DECISION DATE: 31 May 1996

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.

NATIONAL PLANNING POLICY FRAMEWORK

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

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (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

Principle of Development

The application for the extension of an existing dwelling in a residential area is acceptable in principle subject to compliance with relevant planning policies and guidance.

Layout and Design

The proposed development should have 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.

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application and provides additional guidance in relation to householder development within the borough.

In terms of the layout and design, it advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

Amenity Space

Approximately 64 sq. m of amenity space would remain to the rear of the property following the erection of the extension. The extension would be sited approximately 5.7 m off the rear boundary of the application site. In that regard, whilst no reference

to single storey extensions, the Householder SPD states that two storey rear extensions would not normally be allowed to come within 7 metres from the rear boundary. Having regard to the guidance and the fact the proposal relates to a single storey flat roofed structure, it is considered that at the distance proposed, the extension would not have detrimental impact on neighbours to the rear and that adequate amenity space would be maintained to serve the occupiers of the host dwelling.

Parking Provision

The extension would be to the rear and would not impact on existing parking provision. The application also seeks consent to convert an existing integral garage to living accommodation. There is a driveway to the front, accessed off Saxon Way. The proposal would therefore see the loss of the garage, the driveway to the front would be retained. The development would not result in any additional bedrooms.

The loss of the garage and the parking provision is discussed in more detail in the highways section below.

Waste Storage (Bins)

The proposed development would not impact on existing arrangements for the facilitation of the storage and collection of waste bins.

Design

Roof Design

The Householder SPD advises that when considering the roof of an extension, the main dwelling and similar nearby dwellings should be a guide. In this instance a flat roof extension and roof lights is proposed. Whilst the proposal would not have a pitched roof to match the existing property, the proposed extension would be located at the rear of the dwelling, it is considered that the proposed development would result in an acceptable design.

Fenestration

The Householder SPD advises that the way in which openings are designed within extensions is a key consideration. The proposed extension would incorporate bi-folding doors and 2 no. windows within the rear elevation, no other openings are proposed within the side elevations. The garage conversion would involve bricking up of the existing garage door and inserting a flush window of appropriate style and proportions to the host dwelling.

Materials

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The proposed development would also be brick facing and largely include materials which are keeping in with those found on the application property save for a GRP flat roof to the extension.

Scale

The extension is of an acceptable scale and design and would provide a contemporary and simple design considered to be acceptable in this instance.

Overall, the proposed development would be of an acceptable design, it would not harm the character and appearance of the host property or the street scene and would be in accordance with Core Strategy Policies CS2 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

Highways Considerations

The Householder SPD notes that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

The proposed development would result in the loss of the integral garage; in operating the SPD policy, the guidance states that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5 x 2.75m are required to be a usable space. The existing garage has internal dimensions of 2.53 m wide by 5.0 m deep and does not therefore meet the specific dimensions noted in the guidance. As such the garage does not count as a parking space.

The driveway to the front of the garage would accommodate 2 no. vehicles. In this case, the existing levels of usable parking provision would be retained and the proposal would not result in the need for additional or replacement parking.

Having regard to the above, the proposed development would not have a significant detrimental impact on highway or pedestrian safety and would therefore be in accordance with Core Strategy Policies CS2, CS7 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

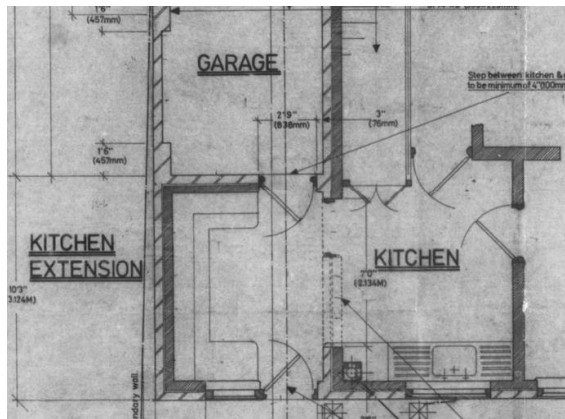
Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan together with the Householder SPD, seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents.

No. 76 Saxon Way

This property is the adjacent property which is a two-storey semi-detached dwelling which shares a common boundary to the side with the application site. There is an existing fence along the common boundary.

The host dwelling has an existing single storey extension immediately adjacent to the side boundary with this property. The neighbouring property also has a single storey extension along the common boundary which comprises a garage with kitchen extension to the rear (ref: K/APP/6607). There is a glazed door and window within the rear elevation of the extension.



The proposed development would not exceed the 4m depth limitation set as a guideline in the Householder Development SPD and in addition, would be set off the boundary by approx. 2.0m.

Having regard to the above, there would be no unacceptable impacts on the neighbouring property.

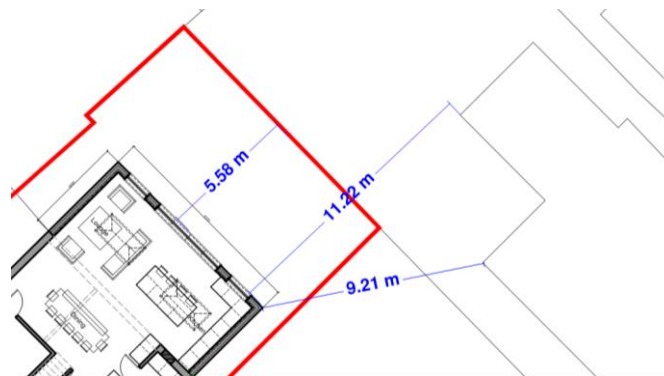
No. 72 Saxon Way

This property is the adjacent detached dwelling which shares a common side boundary with the application site and is located to the southeast of the application property. The extension would be located approximately 1m off the common boundary and No. 72 is sited approx. another 1m further away from the boundary.

Considering the above points, it is considered that there would be no adverse effects on the neighbouring property.

17 Stiles Road

No. 17 Stiles Road is located to the east of the host property. The side boundary of the host property forming the rear boundary of the application site. The neighbouring property is set almost at a 45 degree angle to the host dwelling. The proposed extension would be set approximately 9.2 m from the nearest part of the rear neighbouring property.



Given the juxtaposition of the proposed extension in relation to the neighbouring property it is not considered that it would cause overshadowing, loss of outlook or loss of privacy, or that it would appear unduly dominant to the neighbours.

Conclusion

The proposal is acceptable in terms of design, impact on Highway safety and residential amenity. The proposal also complies with the relevant Core Strategy and Replacement UDP policies together with guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 National Planning Policy Framework. (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/11/2024	PL-01	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
06/11/2024	PL-02	REV A	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLAN

Signed Case Officer¹: **M Wishart**

Signed Authorising
Officer²: **K Foster**

Date: **13 December 2024**

Informatives

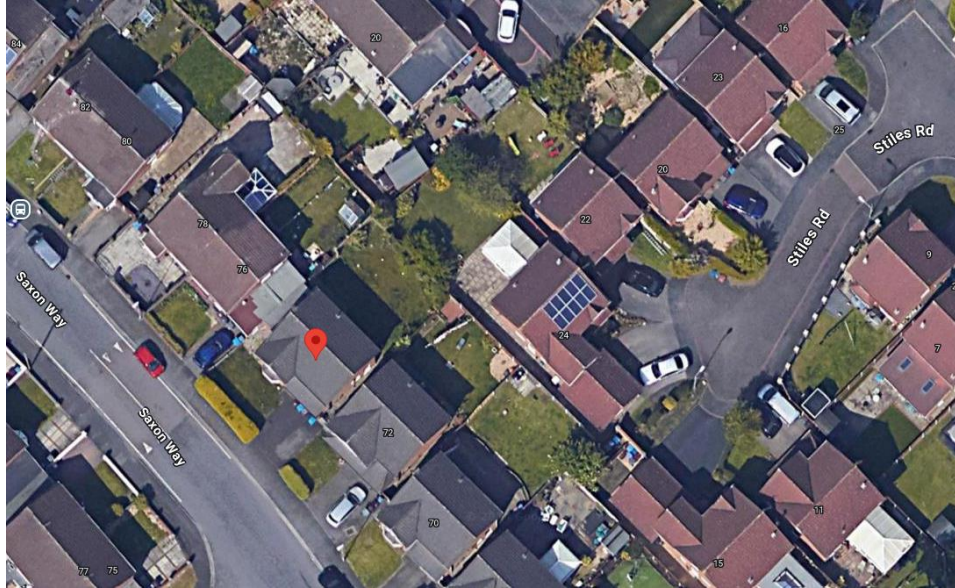
None.

Contd...

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

Appendix 1 – Site Photographs



Google Imagery



Facing boundary with No.72 Saxon Way (left)



Common Boundary with No. 76 Saxon Way (right)



Facing Rear boundary shared with 17 Stiles Road