

<u>APPLICATION NO:</u>	22/00687/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	23 Cleveland Close, Kirkby Park, Kirkby, Knowsley, L32 2BH		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION		

Site Description

The application property is situated on a residential cul-de-sac within a Primarily Residential Area. The application property is semi-detached with gable roof and brick facing with white cladding typical of 1970's design. It has white UPVC rain goods and windows.

The property has parking provision for one vehicle located at the front of the property. Further parking space is available at the side of the existing property where the proposed extension would be located however this does not provide sufficient width of parking provision in line with the Local Planning Authority's guidance.

Proposal

The application seeks permission for the erection of a two-storey side extension.

The existing gable roof would be extended measuring 4.6m at the eaves and 6.7m at its highest point and would sit below the existing roof ridge.

The proposed extension would occupy a footprint of 1.6m in width and a depth of 7.5m.

The proposal would provide a new w/c, utility room and enlarged kitchen at ground floor level. To the first floor, the proposal would provide an enlarged bedroom and bathroom.

Consultations

Highways – No response received.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

No relevant planning history associated with the site.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic 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 policy 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.

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

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should be designed to avoid the creation of a terracing effect. It advises that a minimum 1m space should be preserved between the party boundary to the side of the property, or the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The application as submitted is not in strict accordance with the SPD. The proposed extension would allow for a separation distance of .85m between the proposed side elevation and the property boundary. In addition, it would provide a set back at first floor level of .5m. Although these distances fall short of the standards required by the SPD it is not considered that a set back of 1m would be materially different than what is being proposed. Further, the setback provided at the front and side elevations in combination they would ensure that a terracing effect would not be created.

As originally submitted both the front and rear elevation windows aligned to the existing side elevation and looked out of context with the surrounding extended properties where windows have been centred windows. The Local Planning Authority has worked positively with the applicant who has submitted revised plans which reposition the windows. Whilst the windows are still slightly off centre this is necessary to ensure building regulations can be achieved. As such, whilst it would have been preferred that windows were centred this is more acceptable in terms of design than what was originally proposed.

Overall, the proposed development would be faced in materials to match the existing features found at the property and would not appear as incongruous additions from the street scene. The proposed development is considered acceptable in terms of design.

Residential Amenity

No. 21 Cleveland Close

No. 21 is the adjoining semi-detached dwelling. Due to the location of the proposed extension at the side of the application property it would not result in any adverse impacts to residential amenity to the occupiers of no. 21.

No. 25 Cleveland Close

No. 25 is the neighbouring semi-detached property. No. 25 benefits from a single storey garage extension together with one window located in the gable wall at first floor.

Whilst the proposed extension would bring the side elevation closer to the property boundary, it would not project beyond the principal or rear elevation of the property. The gable window also serves the landing which is classified as a non-habitable room. As such, the proposed development would not result in adverse effects to residential amenity with regards to the occupiers of this property.

No other properties would be affected.

Highways

The proposed extension would reduce the ability to park at the side of the property but this falls slightly below the standards the Local Planning Authority would consider acceptable. Given that the proposed development does not seek to amend the number of bedroom spaces at the property there would be no material change to its existing use. As such, there would be no adverse impact on the public highway.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 will 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
30.01.2023	101	REV A	LOCATION PLAN
30.01.2023	102	REV A	EXISTING AND PROPOSED SIDE AND FRONT ELEVATION
30.01.2023	103	REV A	EXISTING AND PROPOSED SIDE AND REAR ELEVATION
30.01.2023	104	REV A	PROPOSED FIRST FLOOR PLAN
30.01.2023	105	REV A	PROPOSED GROUND FLOOR PLAN

Signed Case Officer: **John Fleming**

Signed Authorising **Mark Quinn**
Officer: _____

Date: **07/02/2023**

Appendix 1 – Site Photographs





