

Regeneration and Economic Development Department

APPLICATION NO: 21/00309/FUL

APPLICANT: Mr Keith Maddocks

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF PART TWO STOREY PART SINGLE STOREY SIDE
EXTENSION AND SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 110 Saxon Way, Tower Hill, Kirkby, L33 4DQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required.

NEIGHBOUR NOTIFICATION:

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

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a part two storey, part single storey side extension and single storey front extension to the semi-detached property at 110 Saxon Way in Kirkby. The proposal would provide a new living room, utility room, extended kitchen/dining area and a fourth bedroom. Plans as originally submitted have been amended to reduce the scale of the two storey side extension to protect the amenity of nearby residents.

The proposed single storey front extension would extend approximately 1.0m from the front elevation of the existing property and would measure 5.2m in width to wrap-around with the proposed part two storey/part single storey side extension. The front extension would have a lean-to roof which would

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

have a maximum height of 3.1m. The proposed two storey side extension would be set back slightly from the front elevation of the property and would extend 3.5m at the side. It would measure 6.8m in length along the side of the property before stepping down to single storey to sit flush with the rear elevation of the property. The two storey element would have a pitched roof which would measure 5.1m in height to the eaves and 7.1m to the ridge.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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.

DESIGN

The proposed single storey front extension would extend approximately 1.0m in front of the principal elevation of the property which would be 0.5m greater than the existing front porch. There are other front porch extensions along Saxon Way which appear to extend around 0.5m at the front and therefore, a 1m single storey front extension is not considered to appear unduly prominent in the street scene and would be an acceptable addition to the property.

Given the distance between the proposed side extension and the neighbouring property to the west of the site, the development would not create a terracing effect with this property. The roof of the extension would also sit below the main roof of the property which would ensure that the development appear subservient to the existing property. The proposal would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed development to 108 Saxon Way, the development would not significantly affect the amenity of the occupiers. The rear elevation of 2 Linnet Way (located to the west of the site) faces towards the gable wall of the existing property and there is currently an interface distance of approximately 12.0m between these elevations. This existing distance complies with the interface distances set out in the New Residential Development SPD which requires a minimum distance of 12m between principal to gable elevations for two storey properties in order to protect amenity.

The proposal would be bringing the built form closer to the first floor windows on the rear elevation of No. 2. Plans were amended to set back the proposed two storey side extension from the rear of the property to further offset the intervisibility between the neighbour's windows and the gable wall of the side extension. As a result, at its closest distance to the neighbour's nearest first floor window the development would retain an interface distance of approximately 9.0m. Whilst the 12m interface distance would not be met by the proposal, the neighbour's windows would not face directly towards the gable wall of the proposed extension, rather the properties are located at an oblique angle to one another. Therefore, the visibility from the neighbour's windows is not considered to be significantly different than the visibility which currently exists due to the location of the properties and therefore, on balance, it is considered that there is sufficient distance between the proposed development and No. 2 so as not to have a detrimental impact on the amenity of occupants.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

It is considered that there are no other properties that would be adversely affected by the proposal given their sufficient distance from the development.

HIGHWAYS

The existing level of parking at the property appears to be one to two spaces which are accommodated to the front/side of the property. The proposal would increase the number of bedrooms at the property from three to four and would remove space to the side of the property for parking. The Householder Development SPD states that 4+ bedroom properties should provide a maximum of three in-curtilage parking spaces.

As the proposal would reduce the existing level of parking, a condition shall be attached to the permission which requires an additional car parking space to be accommodated to the front of the property to provide a total of two spaces. As the Council's parking standards are maximum standards, the proposed level of parking is acceptable.

OTHER ISSUES

None.

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.

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.

- 4) Notwithstanding the details submitted, prior to the first use of the extension hereby approved an area of hardstanding in addition to that already existing within the property shall be provided. The hardstanding(s) shall be laid out such that one additional parking space measuring 5.0m x 3.0m is provided and retained as such thereafter. The car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

Reason: To ensure that adequate on site vehicle parking facilities are provided in the interests of highway safety and amenity, and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/07/2021	110KM-RGPLANS-001	D	EXISTING AND PROPOSED FLOOR PLANS
07/07/2021	110KM-RGPLANS-002	D	EXISTING AND PROPOSED FLOOR PLANS
04/05/2021	-	-	LOCATION PLAN
04/05/2021	-	-	PROPOSED SITE PLAN

Informatives

Chloe Roberts

7 July 2021

Alan Kilroe
7 July 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02