

<u>APPLICATION NO:</u>	25/00254/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Shevington	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	3 Treviot Close, Tower Hill, Kirkby, Knowsley, L33 1ZZ		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is a semi detached house set in a small cul de sac on Treviot Close. The site is surrounded by other dwellings to the north, south, east and west. The site subject of the application is attached to no 5 to the north and with no 1 being to the east. Number 3 is set back significantly further than number 1 forming a staggered relationship between the two properties.

Proposal

The proposal is for the erection of a single storey side and rear extension. The extension would project 3 metres from the rear and would be 8.1 metres wide at the rear and 3.2 meters wide at the side of the house. The existing dwelling is 5.28m wide.

The max height of the extension would be 3.6 metres high with an eaves height of 2.5m.

It is understood that the extension is to care for a disabled relative. The applicant has submitted evidence of disability that proves that the relevant person is disabled.

Consultations

None required.

Representations

This application has been publicised by letters sent to 9 neighbours, one objection has been received consisting of the following main points:

- The proposal would effect the privacy of our garden, as they already have a large summer house which allows views to our garden;
- The proposal would result in loss of light to our garden;
- The additional extension combined with the outbuilding would result in a loss space for rain to soak away which could create flooding issues;
- The gardens of the area function as a greenspace which would be affected by the extension;
- There would be, vibration and dust from construction with loss of privacy from

- builders. This would affect our outdoor area;
- The outbuilding is unsightly with bits of wood and nails overhanging into my garden. The development may be up to the boundary line with a similar impact;
- There would be noise during construction and more noise from the building being closer to our house.

Planning History

N/A

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.

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

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

Character of Area

The side and rear extension would be a relatively small addition to the main house and would be pitched like the main dwelling. Overall, the extension would not harm the character of the area and would be in keeping with the design of the original dwelling.

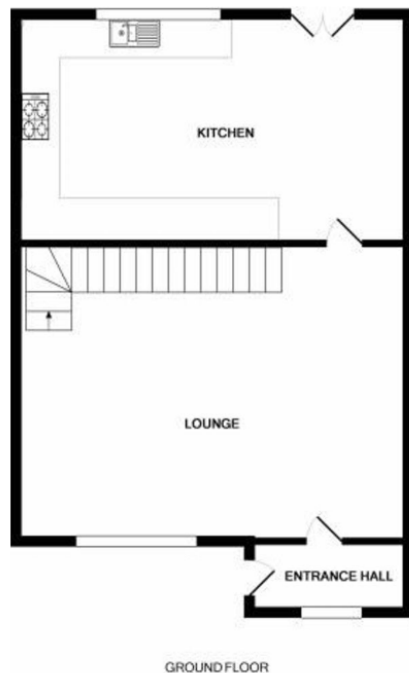
Neighbour Amenity

In relation to 5 Treviot Close (the attached dwelling), the extension would project 3 metres from the original rear wall of the dwelling. This is less than the 4 metres permissible under the Householder Development SPD and the same length as the allowed 3 metres allowed under permitted development rights. The rear extension by itself would not need planning permission if it were not joined to the side extension. The side extension does not affect 5 as it would be located on the opposite side away from 5. Overall, there would be no harm to the residential amenity of the occupiers of 5 from the extension.

In relation to 1 Treviot Close, the side and rear extension would project 13.2 metres beyond the rear elevation of number 1. However, the impact on the amenity of 1 is limited by several other factors.

Firstly, the main dwelling of 3 already projects 10.2 metres beyond no 1. Whilst the number 3 is set back from the boundary with number 1 by 3.4 metres, the main dwelling of number 3 is two storey and already blocks out light and outlook from number 1. The side extension whilst closer to 1 and longer, would be single storey only and therefore will not result in a significant additional loss of light and outlook.

Secondly, the layout of number 1 means that there are no main habitable room windows close to the boundary. The nearest part of number 1 is a car port whilst the internal layout of 1 is unusual with a kitchen spanning the entire rear of number 1 (like the adjacent number 43 – which floorplan is shown below). This means that the main habitable room window for the kitchen (the double patio doors) is far away from the boundary of number 3 and close to the boundary with number 1, a distance of approximately 5.8m). The distance of these double doors from the boundary significantly reduces its impact.



(Figure 1 – Showing Floorplan of 43 Melrose Road (adjoining 1 with the same layout)).

In addition to the above, there are other mitigating factors, which weigh in favour of the scheme.

Thirdly, there is a permitted development fallback position where the side extension could be built (albeit slightly narrower so that it would be no more than half the width of the main dwelling). The main house is 5.28 m wide so a 2.64m wide side extension could be built whilst only removing the corner part of the proposal and retaining the rear part. The current proposal would therefore not create a significant impact above and beyond this fallback position.

Fourthly, the extension is to provide accommodation for a disabled relative, whilst this alone is not decisive, it adds some weight in the planning balance and is a factor in favour of the application. Evidence of disability has been provided by the applicant and therefore this can be taken into account.

In relation to 41 Melrose Road (located to the south west), the extension would not cause significant loss of light, privacy or outlook. The extension would be between 1.3 metres (at the nearest point) and 1.7 metres away from the boundary with 41 and would be single storey only.

Whilst there may be issues with the existing outbuilding, this is not part of the current application and therefore cannot be assessed. There would be no material noise impacts from the extension narrowing the gap between the properties.

Overall, it is considered that there would not be significant harm to amenity.

Other issues

In relation to flooding, the extension would be the scale as a typical house extension and would not result in a large loss of soakaway that would create flooding issues.

The gardens as residential gardens would not be classed as greenspace.

In relation, to construction impact such as noise, dust and vibration, this is common to all house extensions and would not be a valid reason to refuse the application.

Parking

There would still be 2 parking spaces at the premises which is considered sufficient to avoid parking shortages.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-

- a. Location Plan - (received 16/04/2025).
- b. Existing Plans and elevations and Proposed Block Plan - (received 16/04/2025).
- c. Existing and Proposed Plans and Elevations - (received 16/04/2025).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

09/06/2025

Informatives

N/A

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