

<u>APPLICATION NO:</u>	23/00088/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	15 Birkin Close, Southdene, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE / REAR EXTENSION		

Site Description

The application property is located at 15 Birkin Close, Southdene and is in an area that is allocated as a Primarily Residential Area in the development Plan. The application property is an end-terraced dwelling and is brick facing on its front, side, and rear elevations. It also features white UPVC fenestration and flat, brown rooftiles.

Proposal

The application seeks permission for the erection of a single storey rear and side extension. The extension will be erected from the side of the rear living room and would sit flush with the living rooms rear elevation. The proposed development will project 3.49m from the side elevation and will have a length of 3.02m. It will be served by a dual pitched roof. The eaves of the roof would measure at a height of 2.49m and the highest part of the roof would have a height of 3.59m. The rear elevation of the proposal would feature a window.

The proposal would also see the gap in the brick boundary wall for access to the hardstanding widened to improve access.

Consultations

None Required

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

No recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within 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.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Design

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

The Householder Development SPD states that rear extensions should be designed

to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the applicant property and has a pitched roof. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. The proposed development would be screened by the existing dwelling or sufficient boundary fencing to offer relief as the side elevation is prominently seen because of the application sites side elevation is seen from the highway. The proposed development would not cause any significant harm to the amenities of the street scene or character of the area.

17 Birkin Close

No.17 is the adjoined dwelling in the row of terraced dwellings. The proposed development would not surpass the existing rear building line of the application property, would be sited to the side of the existing rear projection of the application property and would therefore be screened by this and would be subordinate in height. The proposed development would not be readily visible to the occupants of no.17. There is also sufficient boundary fencing between no.17 and the application site. Therefore, the proposed development would not cause any significant impact on the amenities or privacy of the occupants of no.17.

Highways

The property currently has one off-street parking space which would not be affected by the proposed development. As such, the proposed development would not result in adverse impacts to the public highway and would be considered acceptable.

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 subject to conditions.

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 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
21/02/2023	540831-02	-	PROPOSED FLOOR PLANS AND ELEVATIONS
21/02/2023	540831-01	-	LOCATION PLAN. EXISTING FLOOR PLANS AND ELEVATIONS.

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **28 March 2023**

¹Reece Black

²Kevin Foster

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













