

<u>APPLICATION NO:</u>	24/00397/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	1 St Kevins Drive, Northwood, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A NEW BOUNDARY WALL TO THE PERIMETER TOGETHER WITH THE CONVERSION OF EXISTING REAR SUMMER ROOM. PROVISION OF A NEW OBSCURED GABLE WINDOW.		

Site Description

The application property is situated at 1 St Kevins Drive, Northwood and is situated within an area that is designated as a Primarily Residential Area in the Development Plan. The application property is an end-terraced dwelling is brick facing on its front, side and rear elevations together with white UPVC openings and grey, interlocking roof tiles.

The application property benefits from a rear conservatory. The rear garden spans a depth of approximately 10.5m and is hard surfaced. The front elevation of the property is south-eastern facing. The site is located within the main entrance road into the modern housing estate. The character of the street scene comprises of a range of 2-storey and 2.5-storey terraced, detached and semi-detached dwellings.

Proposal

The application seeks permission for the erection of a single storey side extension, the erection of a new boundary wall to the side and rear of the curtilage together with the conversion of the existing rear summer room (conservatory) and the installation of a new obscured gable window.

The proposed side extension would have a width of 0.83m and a depth of 9.08m. This would be served by a mono-pitched roof, which would measure 2.3m at the eaves and 2.97m at the tallest point.

The proposed rear extension would see the existing conservatory converted by removing the glazed sections and plastic roof and replacing with brickwork and roof tiles. This would retain the same footprint of the existing conservatory. The proposal would also be served by 4.no rooflights.

The proposed boundary treatment would be erected to the side curtilage of the boundary (which forms the party boundaries with No's 4 and 6 Appleton Road) and would be built to a maximum height of 2.18m. This would also be erected to the rear of the curtilage.

The existing gable wall would see the installation of an obscured window, which would be top-opening, bottom-hinged.

The proposal has seen a minor amendment in that the fenestration to the gable wall has been changed to the current from the previous cased-side window.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 11 neighbours.

There have been 1 letter of objection, 0 letters of support and 0 letters of comment. The representations received from No.2 Appleton Road are summarised as follows:-

Amenity - Loss of privacy

- Concerns that the gable window would remove privacy as it would facilitate direct overlooking into the rear elevation of the house (rooms such as kitchen, 2 rear bedrooms, bathroom) as well as the entirety of the rear garden.
- No objections to the rest of the scheme outlined in the proposal as long as the neighbour stays within his boundaries.
- I declare that I will not be allowing any workmen to commence any work from my property as I have already been approached requesting items to be stored in my garden and access to the application property's roof.

For the consideration of the proposed development, the two second points would not be considered material planning considerations. The application has been submitted along with Certificate of Ownership B and the list of all addresses considered to be impacted by the development that would occur up to or on the party boundary. Therefore, this would satisfy any Planning concerns.

No.2 Appleton Road was not served notice, but the proposed development would not affect the existing boundary treatment between No.2 Appleton Road and No.1 St Kevins Drive.

Access to other properties gardens etc would be covered under separate legislation (Party Wall Act, 1996) and covers matters relating to party walls, boundary walls and excavations near neighbouring buildings etc.

Planning History

No relevant 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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential 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 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.

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

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 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

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

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.

Design and Access

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The submitted plans do not contain any annotations etc for materials to be used, however, details are included within the Application Form which will be made an approved document included within Schedule 1. Moreover, a standard Planning Condition will be included to ensure that all external facing materials would match the existing dwelling. Therefore, this would ensure that the proposed development would include materials that are in keeping with the existing dwelling. The proposal would be served by a pitched roof.

The proposed development would have an acceptable design. The side extension would be a minor and subordinate extension to the dwelling, which would not have an unacceptable impact on the street scene. Access to the side and rear would be removed via the access from the front, however, the rear garden can be accessed by a gate to the road at the back and therefore still allow external access to the rear garden.

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The existing rear conservatory has a depth of 4.3m and this would be retained. Given that there is already an existing rear extension, on the Planning balance it would be considered acceptable to allow the proposed development to retain this projection.

There would be approximately 6.2m from the rear elevation to the rear curtilage and therefore the design would not result in a cramped appearance and the proposal would remain subordinate. It would not be considered to result in any detrimental

impact by design and it would be considered a minor excess of the 4m guidelines. The eaves of the rear extension are relatively low (2.3m) and only marginally taller than the circa 2m boundary treatment between the rear gardens, which would also soften and screen the bulk of the converted rear extension. On the Planning balance, it would not be considered that this would result in any significant material change and would subsequently be acceptable.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that sufficient space would remain usable and would not result in a cramped appearance.

The Householder Development SPD states (7.12) that the style and materials of all gates, walls and fences should match or be in harmony with the existing style of the boundary treatment in the area, or when this is more appropriate the dwelling itself.

For the consideration of the replacement boundary treatment on the rear curtilage, the entrance to the road of Brampton Close comprises of boundary treatment of brick and timber fence panels. Therefore, this would be erected adjacent these and a brick wall to the rear garden would not appear significantly out of character or harmful. Moreover, besides the use of predominantly timber fence panels (which are inconsistent with each other in terms of colour, style etc) it would not be considered to severely detract from the existing character and would be acceptable.

The side curtilage of the application site would replace the timber boundary treatment, however, given that the rear elevation of the properties adjacent front a brick gable wall, it would not be considered to result in a significant change and would overall be acceptable.

The window would differ from the rest of the fenestration employed to the dwelling. However, this was amended to reflect concerns from overlooking and the perception of overlooking. The revised window would be the only window to the gable wall and would not appear significantly incongruous overall.

Overall, the proposed development would have an acceptable design and would largely accord with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

No.3 St Kevins Drive

No.3 is the adjoined terraced property. The original front and rear elevations sit uniform to each other.

The proposed side extension would not be readily visible to the occupants of No.2. The proposed rear conversion would not be considered to have any significant material impact. Given the boundary treatment screens the majority of the existing rear extension, the change in materials would not have any detrimental impact. As addressed in the design section, although the rear extension would be 0.3m in excess of the SPD guidance, it would not be deemed to cause any adverse effect and would not be a substantial greater depth than prescribed within the SPD. Overall, the proposed development would largely accord with the Householder

Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.3.

2, 4 & 6 Appleton Road

No's 2, 4 & 6 are situated to the west / north-west from the application site. The rear elevations of No's 2 & 4 face the gable wall of the application property. No.2 has an interface distance of circa 12m and No.4 circa 10m.

It is deemed that any significant impact to residential amenities or privacy would have been due to the original window on the gable wall, which featured a side-cased design, although obscurely glazed, if taken off the hinge it would have been considered to facilitate overlooking and loss of privacy to these properties. As the window has been replaced with a top-opener, bottom-hinged window, this would restrict any views downwards directed to the party boundaries shared with the adjacent properties and the bottom of their curtilages. It would not facilitate a great view into the entirety of the rear garden of these properties or the rear elevation of these properties. When taking this into account, as well as the fact that this window would be obscure glazing and would also serve a non-habitable room (of a bathroom) it would not be considered that the proposal would result in any unacceptable adverse impact to residential amenities or privacy.

The details of the window can be further secured by Planning Condition to safeguard residential amenities and privacy. The Condition would stipulate that the window shall always remain obscurely glazed and top-opening, bottom-hinged to ensure that the window is not replaced with a different type, other than what has been agreed.

Overall, the proposed development would largely accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No's 2, 4 & 6.

Highways

The proposed development would not increase the number of bedrooms or impact on existing in-curtilage parking provisions. The proposal is for works to the side and rear of the property and would therefore not impact on the existing parking provisions. Therefore, no unacceptable highways impact would arise due to the proposal.

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) Notwithstanding the outlined materials agreed for the roof of the extension hereby permitted, all other materials to be used on the external surfaces of the proposal 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) The obscured first-floor gable window hereby permitted shall accord with the approved details and drawings in schedule 1. This window shall remain bottom-hinged, top-opening and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24.07.2024	-	-	LOCATION PLAN.
24.07.2024	-	-	APPLICATION FORM.
26.09.2024	1	REV A	EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND BLOCK PLAN.
26.09.2024	3	REV A	BOUNDARY WALL PLANS.

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **2 October 2024**

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

Informatives

Not applicable.