

<u>APPLICATION NO:</u>	23/00329/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	18 Meadowsweet Road, Northwood, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 18 Meadowsweet Road, Northwood and is located 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 features white UPVC openings and flat, interlocking roof tiles.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would have a projection of 2.9m and would have a width of 5.18m. The proposal would be served by a mono-pitched roof and would measure 2.74m at the eaves and a height of 3.53m at its highest point. The rear elevation of the proposal would feature a patio door and two skylights.

Consultations

None Required

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

APP. NO:	05/01090/FUL
PROPOSAL:	ERECTION OF 77 NO. RESIDENTIAL DWELLINGS TOGETHER WITH CONSTRUCTION OF NEW VEHICULAR/PEDESTRIAN ACCESS AND LANDSCAPING
DECISION:	GRANTED
DECISION DATE:	18 April 2006

Under 05/01090/FUL for the erection of 77 no. residential dwellings, Planning Permission was approved subject to conditions. Condition 7 of the decision notice states that Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order amending, revoking or re-enacting that Order) there shall be no extension or enlargement to any building forming part of the development hereby permitted, or a

garage, car port or other building or enclosure erected within the curtilage of the site, without prior written permission of the Local Planning Authority.

Therefore, Permitted Development Rights have been removed for the property.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 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 grey UPVC openings and tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a pitched roof. Therefore, the extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

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.

16 Meadowsweet Road

No.16 is the attached dwelling and is a mid-terrace property. The front and rear elevations sit in line with the application site.

The proposal is within the parameters outlined in the Householder Development SPD and would not be considered to result in any overshadowing or obstruction of outlook.

There is sufficient boundary treatment between the application property and no.16's rear garden in the form of 1.8m timber fencing.

The proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy on the occupants of no.16.

20 Meadowsweet Road

No.20 is the adjacent semi-detached dwelling and is sited to the East of the application site. The front elevation of the property is roughly in line with the rear

elevation of the application property. The gable wall of no.20 faces the rear garden of the application site. This gable wall features a window on its first-floor elevation and is constructed with obscure glazing and therefore is assumed to not serve a habitable room.

The proposed development is within the parameters outlined in the Householder Development SPD and would not be considered to result in any overshadowing or obstruction of outlook. It would also not have a significantly harmful impact on the window on the gable wall of no.20.

The proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy on the occupants of no.20.

Highways.

The proposed development is to be sited at the rear and would not increase the number of bedrooms at the property or effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety.

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
12/04/2023	01	-	LOCATION PLAN
12/04/2023	02	-	EXISTING PLANS
12/04/2023	03	-	PROPOSED PLANS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **1 June 2023**

Informatives

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









