

Regeneration and Economic Development Department

APPLICATION NO: 22/000316/FUL

APPLICANT: Mr Mulvaney

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE/ REAR EXTENSION

LOCATION OF SITE: 15 Albourne Road, Southdene, Kirkby, Knowsley

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

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:

Not applicable.

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 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey side and rear extension to the semi-detached bungalow located at 15 Albourne Road, Kirkby. The proposal would provide a new bedroom with en-suite for a disabled resident and would involve the replacement of an existing bedroom to provide a sensory room, and reconfiguration of the existing habitable rooms involving the relocation of the living room and carers room.

The proposed side extension would be stepped 4.96m from the property's principal elevation and would extend 2.69m in width to the property boundary. It would measure 8.65m in length and wrap around the existing rear elevation. The rear elevation of original dwellinghouse is stepped. The rear extension would project approximately 3.37m from the rear elevation of the existing property and would span a width of 4.6m. The development would be served by a pitched roof to the side extension ending in a saltbox design to the rear elevation. Due to the topography of the site the roof would measure between 2.3m – 2.8m at the eaves at 3.4m to 3.9m at its maximum height.

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RELEVANT PLANNING HISTORY

Ref: K/APP/12243: Erection of 2 no. two bedroom bungalows

POLICY CONSIDERATIONS

The site is identified as land falling within a Primarily Residential Area and a domestic extension would therefore be acceptable in principle in this location, subject to compliance with local planning policy and guidance. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies and guidance relevant to the development proposal consist of the following:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primary Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (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 Householder Development PSD states that single storey extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours. The proposed development would be faced in materials which match the existing property and is considered to be in keeping with the scale and appearance of the property. The proposed pitched roof would be in keeping with the host dwelling and would therefore be in accordance with the SPD. In addition, the side extension would be largely screened by an existing brick wall to the property's principal elevation. It is considered that the development proposals would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed single storey side extension would extend adjacent to the neighbouring boundary at no.17. Due to the alignment of the property boundary the development would provide a separation distance of 0.2m – 0.6m.

The proposed side extension is set back by 4.96m from the principal elevation of the existing property and would therefore sit parallel to the rear elevation of no. 17 before extending 8.6m in length. However, given the sites sloping topography from the public highway, the retaining wall at the property boundary measures 2.6m – 2.8m in height. Given the scale of the retaining wall it is therefore not considered that the extent of the proposed side extension would appear to be unduly overbearing in relation to this property.

The rear element of the proposed extension would project 3.37m from the rear elevation of the original dwellinghouse. The Householder Development SPD generally supports single storey rear extensions of up to 4m and would therefore comply with the Householder Development SPD.

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The rear extension of the property includes 2 windows to the north and west elevation, respectively. The Householder Development SPD states windows should normally be restricted to rear elevations, to avoid overlooking of neighbouring gardens and dwellings. The wording here allows for a degree of flexibility. The property boundary between no. 15 and no.13 comprises of fencing which has been increased in height. As such, the development would not significantly affect the outlook or levels of light to the adjacent neighbouring property at no.13.. It is considered that there are no other properties that would be affected by the proposal.

HIGHWAYS

No adverse impacts to highways would occur with regards to the development proposal.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25.05.2022	18773-01	-	EXISTING FLOOR PLANS/ELEVATIONS AND LOCATION PLAN
25.05.2022	18773-02	-	PROPOSED FLOOR PLANS/ELEVATIONS

John Fleming

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27.06.2022

Alan Kilroe
12/7/22

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