

<u>APPLICATION NO:</u>	23/01156/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	36 Poplar Drive, Kirkby Park, Kirkby		
<u>PROPOSAL:</u>	CONVERSION OF GARAGE TO FORM HABITABLE ROOM TOGETHER WITH ERECTION OF A SINGLE STOREY SIDE EXTENSION AND ERECTION OF A FRONT PORCH EXTENSION		

Site Description

The application site is located at 36 Poplar Drive, Kirkby, and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is rendered facing on its front, side, and rear elevations. Along with white UPVC openings and brown, interlocking roof tiles.

The property is sited on a corner plot and displays a closed plot layout. The front of the dwelling is West facing and fronts Poplar Drive with an existing rough distance of 6.16m. The gable wall that fronts the highway of Elm Road is North-East facing and there is an approximate distance of 6.19m between the gable wall and Elm Road.

As existing, the application dwelling features an orangery to the side of the property, as well as a canopy roof that serves an open porch area. Behind this was the attached side garage, that is currently in the process of partial demolition. The property also benefits from a conservatory to the rear.

There is a high brick-built wall adjacent the front elevation of the existing orangery. The front amenity area of the property is enclosed by a low brick-built boundary wall and gate. The side of the dwelling is defined and screened by a low brick wall underneath timber fencing constructed with hedging above.

Existing parking provisions for off-street parking for the property and access to the rear driveway and garage is accessed via Elm Road. The hardstanding and driveway at the rear is concrete paved and measures approximately 17.22m in depth and 4.34m in width.

To the South-East of the site is a large playing field that serves a Primary School.

The application site features a door, which acts as a gate adjacent the retained orangery that provides access to the private side and rear amenity garden areas. There is also a steel shutter accessible via Elm Road, that acts as a gate. These features are incongruous and arguably out of character in the street scene; however, they do not form part of the application. In addition, Google Maps Street Scene provides evidence that these have been established since at least 2009 and therefore would be exempt from any potential enforcement action.

Proposal

The application seeks permission for the erection of a single storey side extension and erection of a front porch extension.

The proposed single storey side extension would project 3.8m and would have an overall depth of 8.82m. The proposed single storey side extension would occupy roughly the same footprint of the previous garage, any increase in footprint would be the infill addition between the previous garage and retained orangery, which would measure at a depth of 2.77m. The proposal would be served by a flat roof which would measure at a height of 2.9m. The flat roof would feature two skylights, which would form the highest section of the roof and would measure at a height of 3.24m. The side elevation would also feature a new access door and the rear elevation would feature two windows.

The proposed front porch extension would project forward by 1.10m and would have a width of 2.10m. This would be served by a dual-pitched roof and would measure 2.31m at the eaves and 3.52m at its highest point.

The proposed development would see the part demolition of the garage sited to the side of the dwelling.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 10 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

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

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.

Design

The existing dwelling is rendered facing with white UPVC openings and tiled roofing. The proposed development would also be rendered facing and include materials which are keeping with those found at the application property. The proposal has included a flat roof.

The Householder Development SPD states that for single storey side extensions, these should normally have a pitched roof for aesthetic reasons. However, flat or lower-pitched roofs may be preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms.

It is considered that the given the previous side garage and orangery were served by flat roofs, and the proposed single storey side extension would not see a drastic increase in footprint, the material change between the existing and proposed would not be significant with the employment of a flat roof. The previous flat roof that served the side projections measured at a height of 2.48m, the proposed flat roof would have a slight increase in height and would measure at a height of 2.96m. (3.24 when including the rooflights.) This subsequently, would not cause a significant material change that would be considered harmful in contrast from the existing. Therefore, this would be considered an appropriate design and would not cause an adverse impact on the overall character of the dwelling or the street scene.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that in the case of a semi-detached dwelling, with a suitable degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

The proposed front projections are acceptable as they would retain the character of the residential area, take into account of the front building line of the street scene and feature appropriate roof designs that are acceptable and respond positively to the existing dwelling. It is deemed that the proposal would not cause any detrimental visual harm to the street scene.

As stated, prior, the application site is located on a corner plot. The Householder Development SPD states that particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable 'pinch points' to at the entrance to side roads. It also states that sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene. Furthermore, single storey side extensions on corner plots should be set-in 2m from the side boundary and should not exceed half the width of the existing dwelling.

The proposed development would not sprawl significantly over the building line on either highway frontage and would be in keeping with the existing building lines. The proposal would not be considered to appear unduly dominant in the street scene or create 'pinch points'. Sufficient distance would be retained as the proposal would leave 6.19m from the boundary and would not result in any adverse harm to the character of the area. The proposed development would not be constructed within 2m of the boundary and the width the proposal would not exceed half the width of the existing dwelling. In addition, the proposal would be effectively screened and would therefore not be deemed to cause any unacceptable harm to the overall character of the street scene.

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

Residential Amenity

34 Poplar Drive

No.34 is the paired, semi-detached dwelling. The main front and rear elevations sit in line with the application site. No.34 benefits from a garage adjoined to the side elevation and a rear conservatory.

The majority of the proposed development would be erected off the gable wall of the application site and would therefore not be readily visible to the occupants of no.34. The proposed front porch extension would not be considered to have any impact on outlook or amenity or appear unduly dominant.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to significantly harm the amenities or privacy of the occupants of no.34.

23 Elm Road

No.23 is a semi-detached dwelling and is located to the East of the application property. The gable wall of no.23 faces the rear elevation of the application site at an approximate interface distance of 10m. The two plots feature boundary treatment of a brick wall with fence panels on top.

The proposed development would not be considered to result in any significant impact on the amenities of no.23 and would not result in any materially significant change in outlook from the upstairs window of the gable window of no.23.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to significantly harm the amenities or privacy of the occupants of no.23.

The proposed development is not considered to have an adverse impact on the amenities or privacy of other local residential dwellings.

Highways

The application property currently has hardstanding sited to the rear of the dwelling, accessible via Elm Road

The proposal would see the loss of the internal garage space that would be considered to provide parking within the curtilage of the boundary as it meets the internal dimension requirements of the Householder Development SPD. However, there would remain ample parking on the hardstanding at the rear of the property and this would be able to accommodate several vehicles.

The proposal is not considered to cause any significant adverse impact to highway safety or the amenity of residents. Therefore, the proposed development is 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
02/06/2023	36PD/04	-	ELEVATIONS AND SECTION AS PROPOSED
02/06/2023	36PD/SP01	-	LOCATION PLAN
02/06/2023	36PD/SP02	-	SITE PLAN
02/06/2023	36PD/03	-	FLOOR PLANS AS PROPOSED

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

8 August 2023

Informatives

Not applicable.

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











Google Maps Street Scene from 2009 evidencing the establishment of these features.



