

<u>APPLICATION NO:</u>	25/00058/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	21 Deva Close, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	RETROSPECTIVE APPLICATION FOR THE ERECTION OF SINGLE STOREY FRONT PORCH EXTENSION		

Site Description

The application site is located at 21 Deva Close, Tower Hill and is situated within a Primarily Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwellinghouse and is brick faced to its front, side and rear elevations together with white UPVC openings and brown, interlocking roof tiles. The property has recently seen the addition of a front porch extension.

The front garden area comprises hardstanding which could accommodate a minimum of 1 no. vehicle to the side elevation of the porch and dwelling, with patio slabs to lead from the porch and gravelling to the remainder of the front garden; this is enclosed by a low brick-built front boundary wall.

The application property is located to the head of a cul-de-sac and. The front elevation of the dwelling is north-east/east facing and set-back from the public highway by 6m. The street scene largely consists of semi-detached properties with a few detached dwellings, arranged in a uniform building line; with some of these properties featuring modest porch extensions.

Proposal

The application seeks permission for the retention of a recently erected front porch extension.

The porch extension has a depth of 2.4m and a width of 2.6m. This is served by a mono-pitched roof, which measures 2.6m at the eaves and 3m at its tallest point. The front elevation contains an entrance door with 1 no. window.

Given that the application is retrospective, for retention of, no plans or elevations have been submitted but photos of the completed development with dimensions from the applicant, the measurements have been checked on site as part of the assessment and do not conflict with the annotated photos submitted.

Consultations

Environmental Health: – No objections.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

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 residential uses 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.

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 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 (7.5) that for the consideration of front extensions and porches style, design, materials and scale should respect the character of the surrounding residential area. Account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.

DESIGN AND RESIDENTIAL AMENITY

The application property sits in a uniform building row of (predominantly) semi-detached dwellings, most of which have modest front projections and porches, albeit in a sensitive scale and do not significantly breach or detract from the established building line. The completed development is a larger porch extension when observed in the street scene with the other porch extensions in the locality, however, not to an extent that appears incongruous or harmful to the character of the area; it also does not result in a disproportionate addition to the original dwelling.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The completed development displays similar red brick to the external walls with white UPVC openings. The most visually notable difference is that the porch roof displays charcoal flat roof tiles which does appear to conflict with the brown interlocking roof tiles of the original dwelling, however, this is the only conflict and does not appear to have an unacceptably adverse impact by design to warrant a refusal. The front porch is therefore, deemed to broadly integrate with the original dwelling through its scale and materials, whilst it is acknowledged it is a larger porch in the street context, it does not detract or appear harmful to the character of the area.

The Householder Development SPD stipulates 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. A large detached house, set a substantial distance from the highway, would normally be capable of accommodating a much larger front extension or porch than, for example, a terraced dwelling with minimal set-back from the highway.

Given that the over 3m would remain from the highway and the completed development, it is considered that the property is able to support the scale of the development without resulting in an adverse impact on the dwelling or wider locality. In line with the SPD the front extension does not dominate the existing dwelling or disrupt the uniformity of the group of similarly designed dwellings and therefore is

considered to comply with the SPD.

The front porch extension is considered to be suitably set in from the party boundary either side to avoid having any detrimentally adverse impact on the occupants of the adjacent dwellings. There are no windows on side elevations.

HIGHWAYS

The front garden area would be able to accommodate 2 no. vehicles within the curtilage of the dwelling. One space would be retained to the side of the porch and dwelling on the hardstanding with the second space being provided to the gravelled section of the front garden.

Although the front porch extension would result in a reconfiguration to parking arrangements, it would not mean that 2 no. vehicles would be unable to park within the curtilage. No highway safety concerns are raised because of the development.

OTHER ISSUES:

ENVIRONMENTAL HEALTH

The application site is flagged as a former waste tipping site as a constraint. Environmental Health have been consulted and reviewed the application. No objections or requests for further information have been raised by Environment Health Officers.

Conclusion

The completed development is acceptable in terms of design, residential amenity and highways. The application also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to a condition.

Recommendation

That Planning Permission be granted subject to the following condition:-

- 1) The completed development hereby permitted for retention shall remain in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/02/2025	-	-	APPLICATION FORM
01/03/2025	-	-	PHOTOS WITH DIMENSIONS INCLUDED
03/02/2025	-	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

23/04/2025

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