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| <b><u>APPLICATION NO:</u></b> | 22/00520/FUL                                                           | <b><u>CASE OFFICER:</u></b> | John Fleming |
| <b><u>WARD:</u></b>           | Shevington                                                             | <b><u>PARISH:</u></b>       |              |
| <b><u>LOCATION:</u></b>       | 16 Deva Close, Tower Hill, Kirkby, Knowsley, L33 4DH                   |                             |              |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION |                             |              |

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### **Site Description**

The host property is located on Deva Close within a Primarily Residential Area. The host property is a semi-detached property and is brick facing with white cladding, UPVC windows and a brown door.

The property benefits from hard standing driveway in its entirety.

### **Proposal**

The application seeks permission for a two storey side and single storey rear extension. The proposal will include the provision of an additional bedroom and home office at first floor together with open plan kitchen/dining area.

The two storey side extension would measure 2.3m in width and extend 9.5m to the rear elevation of the existing dwelling house. It would be served by 1 window at each of the principal and rear elevations of both ground floor and first floor levels. In addition, 1 window would serve the landing at first floor located at the side elevation.

The roof would extend the existing gable roof and would measure 4.7m at the eaves and 7.1m at its highest point.

The single storey rear extension would span a width of 4m and project a depth of 3m. It would include 1 window and 1 double door to its rear elevation. The roof is pitched and would include 2 velux windows.

### **Consultations**

Highways – No objection subject to condition.

### **Representations**

This application has been publicised by letters sent to 5 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.

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.

The site is identified as land located within a Primarily Residential Area. 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.

### **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**

## Design

The two storey side extension would be served by a gable roof which sits lower than the ridge height of the host property and therefore the development would appear subservient to the host dwelling.

As originally submitted the set back provided at the first floor would not comply with the guidance set out in the Householder Development SPD. The Local Planning Authority has worked positively with the applicant and revised plans have been submitted which include a 1m set back at first floor level in accordance with the Householder Development SPD and therefore the development would not result in a terracing effect in the wider street scene.

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy and should not appear unduly dominate to neighbours. The rear extension is considered to be an appropriate scale in terms of built form and would be in accordance with the guidelines set out by the SPD.

The proposed development would be faced in materials which match the existing property and is therefore considered to be in keeping with the scale and appearance of the property, character and amenity of the local area.

## **Residential Amenity**

### No. 14 Deva Close

No. 14 is the adjoining property. It would not be affected by the two storey side extension due to the location of this aspect of the development. The Householder Development SPD recommends that single storey rear extensions up to 4m will generally be considered acceptable. The proposed rear extension projects 3m in depth and is therefore in accordance with the Householder Development SPD. It is not considered that this aspect of the development would give rise to adverse effects in relation to residential amenity.

### No. 18 Deva Close

No. 18 Deva close has two windows located in the gable wall which serve the hallway/landing. It is therefore not considered that the proposed development would give rise to adverse effects to residential amenity in relation to this property.

The single storey rear aspect would be located 2.5m from the party boundary and as discussed above only projects 3m in depth. It is not considered that this aspect of the development would adversely effect residential amenity of this property.

No other properties are considered to be affected.

## **Highways**

The existing drive located to the side of the property would be lost to the proposed development. The Highways Authority has requested an additional parking space to be provided so that two car parking spaces can be provided within the curtilage of the property.

The applicant has already laid a hardstanding drive which covers the front garden in its entirety. As such, it is capable of accommodating two vehicles side by side and it is therefore not considered that the development would give rise to adverse effects on the public highway. Whilst the additional parking provision has been provided a condition should be placed to extend the dropped kerb to allow access to the driveway in the interests of highway safety.

### **Conclusion**

On balance, due to revised plans which have reduced the scale of development so that it is more appropriate in the context of the host property it is considered that the development would be acceptable in terms of design, residential amenity and highway safety and complies with the relevant Core Strategy, Replacement UDP and guidance in the NPPF and PPG and is therefore recommended for approval subject to conditions.

### **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.

- 4) The proposed dropped kerb indicated on drawing 001 shall be extended in accordance with the specification of the Local Planning Authority prior to the first use of the proposed extension hereby permitted. The agreed parking areas shall be retained as such at all times hereafter.

Reason : In the interests of highway safety and to ensure compliance with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS7 & 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              |
|---------------|------------|---------|-------------------------------------|
| 03/08/2022    | 2022/08/02 | -       | LOCATION PLAN                       |
| 24/10/2022    | 2022/08/01 | REV B   | PROPOSED FLOOR PLANS AND ELEVATIONS |
| 24/10/2022    | 001        |         | PROPOSED DROP KERB                  |

**Signed Case Officer:**      **John Fleming**

**Signed Authorising Officer:**      **Mark Quinn**

**Date:**      **26/10/2022**

## **Appendix 1 – Site Photographs**



