

<u>APPLICATION NO:</u>	23/00106/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	9 Langdale Close, Southdene, Kirkby, Knowsley, L32 8XB		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF CONSERVATORY)		

Site Description

The application site relates to a semi-detached property located on Langdale Close. The property is brick facing and accommodates a gable roof. The windows and doors are brown UPVC.

The property has been previously extended in the form of a single storey conservatory located at the rear. The property benefits from a large front garden together with parking spaces for 2no. vehicles at the side.

Proposal

The application proposal seeks permission for the erection of a single storey rear extension. The proposed development is of an L shape construction and would extend 5.8m in depth and span 6m in width at its widest point.

The proposed roof is dual pitch measuring 2.2m at the eaves and 3m at its highest point.

The proposed development will provide downstairs living accommodation to assist the living needs of one of the property's occupants.

Consultations

Tree Officer – No objections subject to making Arboricultural Impact Assessment an approved document.

Assessment

Context

The application proposals are to assist in the living needs of one of the occupiers who suffers from multiple health conditions and requires downstairs living accommodation. The health needs of the occupant is supported by a note provided by their General Practitioner.

The proposed development would provide a downstairs bedroom together with wet room to assist with the occupant's health needs.

Paragraph 8 of the National Planning Policy Framework (NPPF) states that achieving sustainable development means that the planning system has three overarching

objectives which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective and environmental objective.

In terms of the social objective the proposed development would result in improved living conditions which will improve the health and wellbeing of the existing occupier and ensuring their current and future needs are catered for. In terms of economic benefit, the development proposals would allow for assisted care within a family members property and would be a more affordable option to the applicant as opposed to the increased cost of moving. In addition, it would provide economic benefits associated with its construction and the use of local labourers.

There would be no environmental benefits associated with the development.

Design

The Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to neighbours.

The extension would be faced in materials to match that of the application property and is therefore in keeping with its design aesthetic.

The proposals include a dual gable roof design. Whilst a hip roof would have been preferred, this would appear out of kilter with the rest of the street scene and would be difficult to achieve due to the arrangement to accommodate the doorway at the side elevation.

As originally submitted the proposals at the front elevation included a window that would have been partially obscured by the existing dwelling house reducing the outlook for the occupant. The proposals have been slightly altered in the interest of a more centrally aligned window facing the street scene which is considered more appropriate in the context of the dwelling house and that of the wider area.

As such, the development proposal is acceptable in terms of design.

Residential Amenity

No. 7 Langdale Close

No. 7 is the adjoining semi-detached property. The Householder Development SPD states that rear extensions will normally be supported up to 4m. No. 7 benefits from a conservatory located at the rear in a semi hexagonal design. It measures 1.7m in depth at the property boundary and 2.9m at its longest point.

Whilst the side wall of no. 7 facing the common law boundary measures 1.7m in depth, the proposed extension would only extend 2.9m from the neighbours rear elevation and is therefore within the tolerance set by the SPD. Furthermore, it would be largely obscured by the existing fencing at the common law boundary. As such, the occupiers at no. 7 would still have sufficient outlook from the remaining windows and it is not considered that the existing and future occupiers would be adversely affected by the proposed development.

No. 11 Langdale Close

No. 11 is the neighbouring semi-detached dwelling. Similar to no. 7 it has been previously extended in the form of a conservatory located at the rear.

The proposed development would extend 5.8m in depth. In these circumstances and due to the positioning of these properties it is necessary to consider whether the proposed development would breach the 45 degree rule when measured against the nearest habitable window.

No.11 is the same house type as the application property. The closest habitable window serves a kitchen. The applicant provided a 45 degree plan however the OS mapping appears to be out of date in the context of the application property as it appears slightly set back from the adjacent dwelling at no.11. Notwithstanding this, a breach would still occur in relation to the proposed development.

Whilst it is acknowledged that the proposal would extend in excess of 4m along the shared boundary with no. 11, the development would maintain a separation distance of .9m from the common law boundary which measures 1.95m at its highest point and would largely obscure the proposed development. Notwithstanding this, whilst extensions of this size are not normally accepted by the Householder Development SPD, this application needs to be balanced against the applicant's personal circumstances and forms a material consideration in the determination of this planning application. Whilst alternative solutions have been discussed in terms of not extending beyond the side elevation, this would not allow for sufficient floor space together with the fact that access is required to assist the occupant's needs.

The proposed eave height would measure 2.2m increasing to 3m at the gable end but would largely be obscured by the existing 1.95m high boundary fence. Furthermore, no objections have been raised by adjacent neighbours and as such, the benefits to the applicant personal circumstances are considered to outweigh the impact on the outlook from the slight 45 degree breach to the kitchen window.

It is not considered that the occupiers of this property would be adversely affected by the proposed development.

Trees

No adverse impact to trees would occur as a result of the proposed development. In accordance with the advice received from the Council's Tree Officer the Arboricultural Impact Assessment is made an approved document.

Highways

No adverse effects to highways safety would occur as a result of the proposed development.

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 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
26.05.2023	1976/01		EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS, LOCATION PLAN AND SITE PLAN
19.04.2023			ARBORICULTURAL IMPACT ASSESSMENT

Signed Case Officer¹: John Fleming

Signed Authorising Officer²: K Foster

Date: 31 May 2023

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



