

<u>APPLICATION NO:</u>	23/02690/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	74 Gaywood Avenue, Southdene, Kirkby, Knowsley, L32 7PQ		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application property is located within a primarily residential area at the junction where Gaywood Avenue and Bainton Road meet. The dwelling is an end of terrace property and is simple in appearance with pebble dash render together with white UPVC windows and doors typical of the wider design vernacular found within the local area.

One car parking space is provided on the existing hardstanding with the front garden contained by dwarf wall and metal railing. To the side of the property is a concrete fence panel providing the boundary treatment of the private amenity space.

The rear of the development includes a number of trees and 1no. tree is located within the front garden. None of these trees offer any amenity value.

Proposal

The application proposals seek permission for the erection of a single storey side and rear extension.

The proposals would be set back .23m from the front elevation and span a width of 3.15m before turning and spanning a depth of 9.57m and then wrapping around the original dwelling house.

The application proposals will accommodate a hip roof incorporating 3no. roof lanterns in total and measure 2.27m at the eaves and 3.4m at its highest point.

The proposals would provide a new open plan kitchen and living area together with separate living room, shower room and utility.

Consultations

No consultations required.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

No application history associated with this property.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 – 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 within a Primarily Residential Area within the adopted Development Plan. As such, the extension to a domestic 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 policy 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 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

Design

The character of the street scene is relatively uniform in appearance with many properties being finished in either a render or pebble dash finish. The Householder Development SPD states that particular attention should be paid to the design of extensions on corner plots as they can encroach over the building line on either frontage or appear particularly prominent in the street scene. It advises that sufficient distance should be retained to the side boundary to preserve the character of the surrounding areas and that corner plots should be normally set in 2m from the side boundary and not exceed half the width of the existing dwelling.

The proposed development would be sited approximately 1.95m from the common law boundary at the side fronting Bainton Road. Whilst this is marginally smaller than the 2m required by the SPD referred to above, it is considered that the development would retain sufficient distance from the public highway at the side and would not be visibility indistinguishable than if a 2m distance was retained. Likewise the development measures 3.15m in width, this is marginally above half the width of the original dwelling house by 20mm and is considered acceptable.

The proposed development would be constructed in materials and a style to match the application property and is therefore in compliance with the SPD.

The proposed roof would be different than that of the existing dwelling house which features a gable roof. However, in this instance the use of hip roof is acceptable as it would be less prominent than a gable addition sited at the edge of the highway.

Overall, the proposed development is considered appropriate in terms of design and would not be considered an incongruous addition to the host property.

Residential Amenity

No. 72 Gaywood Avenue

No. 72 is the adjoining mid terrace property. The proposed rear extension would span 3.08m from the existing rear elevation. The Householder Development SPD states that single storey rear extensions are acceptable in principle up to 4m. The proposed development is well within the parameters of the SPD and is not considered that adverse effects to residential amenity would occur in relation to the existing or future occupiers of this property.

No's. 16 and 18 Bainton Road

The above properties are located on the opposite side of Bainton Road facing the gable end of the application property. An interface distance of 15m as a minimum would be retained. The proposed development would be sited along the existing gable end and also partially obscured by the property boundary. Given the single storey nature of the

proposed development it is not considered that the proposed development will adversely affect the outlook of either of these properties.

No. 19 Bainton Road

No. 19 is located at the rear of the application property. Due to the juxtaposition of these properties together with mature trees located along the common law boundary there would be no adverse effects to residential amenity in relation to the existing or future occupiers of this property.

No other properties would be affected.

Highways

No adverse effect 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 (subject to condition attached). 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
02.10.2023	01_CD-GA_001		LOCATION PLAN
02.10.2023	02_CD-GA_006		PROPOSED FLOOR PLANS AND ELEVATIONS
02.10.2023	06_CD-GA_001		PROPOSED SIDE ELEVATION
02.10.2023	06_CD-GA_002		PROPOSED SIDE ELEVATION

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **6 December 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



