

<u>APPLICATION NO:</u>	24/00234/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	15 Millbrook Drive, Kirkby Park, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 15 Millbrook Drive, Kirkby Park and is situated within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is a combination of brick and render facing on its front, side and rear elevations, together with white UPVC openings and brown, interlocking roof tiles.

The property is situated on a corner plot and is orientated East-facing (which fronts Milbrook Drive) and the gable wall of the property faces Milbrook Crescent. The front garden area is enclosed by a small brick wall with vegetation on top. The side and rear private amenity areas are enclosed by a combination of a brick wall with timber fencing. The property benefits from a detached garage structure based to the rear of the cartilage with access being taken from Milbrook Crescent.

The property is within a residential housing estate and features other properties to all directions.

Proposal

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

The proposed development would project 3.5m and would have a depth of 8.11m. This would be served by a dual-pitched roof, which would measure 2.3m at the eaves and 3.8m at the highest point.

The proposal would see the installation of windows to the front and rear elevations with one roof light on the front roof.

The proposed development at its closest would be set in from the plot boundary by 2.06m.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO: 74/01780/HIST
PROPOSAL: REPLACEMENT OF SIDE GARDEN FENCE WITH BRICK WALL
DECISION: GRANTED
DECISION DATE: 17 June 1976

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 housing development 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.

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.

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 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 a mixture of brick and render facing on its elevations together with white UPVC windows and tiled roofings. The proposed development has indicated that it would include matching materials and would emulate the design of the original dwelling. The proposed development would also feature a pitched roof.

The Householder Development SPD states particular attention should be paid to the design of extensions on corner plots. It 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. This is expanded further with the policy requirement that outlines single storey extensions on corner plots should normally be set-in 2m from the side boundary and not exceed half the width of the existing dwelling.

It is considered that the proposed development would comply with this policy guidance and the majority of the proposal would be sited 3.5m away from the

boundary. The proposal would be deemed to ensure that no significant harm would occur due to the design.

Overall, the proposal would have an acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours.

17 Milbrook Drive

No.17 is the paired, semi-detached property to the application site. The front and rear elevations sit parallel to one another. No.17 benefits from an adjoined garage extension to the side of the dwelling.

The proposal would not project beyond the existing front and rear elevations of the original dwelling and would not be readily visible to the occupants of No.17. It would not be considered that the proposal would result in any material change to the views, amenities and privacy.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.17.

2 Milbrook Crescent

No.2 is a semi-detached dwellinghouse, the relationship is that the gable wall of No.2 faces the rear elevation of the application site. There is an approximate interface distance of 12m.

No.2 benefits from an adjoined side extension in the form of a garage as well as a small single storey rear extension and a conservatory.

The proposed development would project to the existing side elevation of the application property. This would not be considered to have an adverse impact on the amenities or privacy to No.2. The proposal would include a window on the rear elevation, this would be to an acceptable standard given that this would retain the 12m interface distance, so would not be considered to harm or worsen the relationship between these properties or increase overlooking.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.2.

No other residential dwellings in the locality are considered to suffer any harm to their residential amenities or privacy.

Highways

The submitted plans show that the proposed development would include a bedroom. It is understood that the existing property provides 3 bedrooms. The proposal would see the number of bedrooms increased to 4.

The current parking provisions within the curtilage of the dwelling is a driveway located to the rear of the curtilage where the garage is also located. The garage would meet the dimension requirements to be considered a parking space and therefore two spaces could be provided within the curtilage of the dwelling.

The Householder Development SPD states that the existing level of provision for car parking should be retained within the curtilage of the dwelling. The existing level would not be changed or affected, however, given the increase in bedrooms, this would require an additional parking space.

It is acknowledged that there is a number of parked cars parked on the street in the locality and this is done without compromising highway safety. It would be acceptable on this occasion, to allow a third parking space to be provided through on-street parking.

Overall, the proposed development would accord with the Householder Development SPD and would not be considered to have an adverse impact on Highway Safety.

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
06/05/2024	2	REV B	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
06/05/2024	1	REV B	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **3 July 2024**

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

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