

<u>APPLICATION NO:</u>	23/00209/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	59 Melling Way, Kirkby Park, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION		

Site Description

The application site is located at 59 Melling Way, Kirkby Park and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is primarily brick facing on its front, side and rear elevations, along with white UPVC openings and plain, interlocking concrete roof tiles.

The application property is located to the outside bend of the highway. There is a woodland to the North-West of the site.

The existing front elevation and access door to the dwelling is set-in from the public highway by approximately 5.87m. The front garden area of the property is enclosed by a low boundary brick wall.

Proposal

The application seeks permission for the erection of a single storey front, side and rear extension.

The proposed front extension would be for a porch extension. This would project out 1.47m and would have a width of 3.77m. This would be served by a dual-pitched roof and would measure 2.34m at the eaves and 3.18m at its highest point.

The proposal would see the access door to the property relocated from the front elevation to the left side elevation of the porch and would leave approximately 3.5m between the porch extension and the public highway.

The proposed side and rear development would form a wraparound extension. The proposal would project 3.26m to the side from the existing gable wall of the dwelling. It would have a depth of 13.23m and would have a width of 7.04m on the proposal's rear elevation. The prominent rear projection would be served by an additional dual-pitched roof that would tie into the main, existing roof of the dwelling. The eaves of the proposed rear pitched roof would measure 2.29m and 3.18m at its highest point. The left gable wall would feature an additional access door to the property. The proposed development would be constructed with the closest section being sited 0.80m away from the party boundary wall of the adjacent property.

The proposal has seen revisions such as the removal of a proposed window that would be sited on the left gable wall, close to the front elevation. This has been removed for potential amenity and privacy issues of over-looking. The amendments also include clear indication that the two other windows on the side elevation would be constructed with frosted glass in the interest of maintaining privacy.

Consultations

NA

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

No recorded 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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

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.

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

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 front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

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.

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours. It also states that for two storey rear extensions of up to 3 metres will normally be acceptable.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and would be served by pitched roofs.

It is considered that the proposed front projections of the proposal are acceptable as they retain the character of the area and feature an appropriate roof design, which would be in accord with the Householder Development SPD and do not cause any detrimental visual harm to the street scene. Additionally, there is account of the front building line, as the proposed development is considered to have a small projection beyond the building line of the street scene. There would also be an approximate distance of 3.5m between the proposed front elevation and the public highway.

The Householder Development SPD states 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. It is considered that in the case of a semi-detached dwelling, with a suitable degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

The gable wall of the proposed side extension would also feature two large bay windows that would serve a bathroom and a bedroom. In the interest of ensuring privacy, this has been discussed with the architect and agreed that these shall be constructed with obscure glazing.

The proposed rear extension would be in accord with the Householder Development SPD and does not exceed the 4m parameter outlined in the guidance.

The proposed side extension is not considered to have an overbearing presence or appear unduly dominant and is a subordinate and appropriate addition to the dwelling. It would not be considered to cause any over-looking.

Overall, the proposed development would have an acceptable design and be in accord with the Householder Development SPD Saved Policy H8.

Residential Amenity

61 Melling Way

No.61 is the paired, attached semi-dwelling of the application site. The main front and rear elevations sit in line with the application property. No.61 benefits from a rear extension and a detached garage to the gable wall of the dwelling.

The proposed development would be erected off the gable wall of the application property and a substantial amount would not be readily visible to the occupants of no.61. The sections of the proposal which would project beyond the existing front and rear elevations would be within the parameters of the Householder Development SPD and would not be considered to obstruct outlook or appear unduly dominant to the occupants of no.61.

There is also sufficient boundary treatment between the two properties in the form of 1.8m timber fencing.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to significantly harm the amenities or privacy of the occupants of no.61.

57 Melling Way

No.57 is the adjacent, semi-detached dwelling and is situated to the West of the application site. No.57's front elevation is orientated roughly 90-degrees in juxtaposition to that of the application property and this is to accommodate the curve in the highway. There is an approximate interface distance of 11m between the two properties gable walls, taken from the closest window on the gable wall of no.57.

The proposed development would be constructed to the gable wall of the application property and at its closest point would be sited within 0.80m of the party boundary treatment, it would then lead away from the party boundary and at its furthest would be sited approximately 7.58m away.

The windows in the side elevation of the proposed would not be considered to cause direct over-looking between the two dwellings due to the frosted glazing employed. This is also secured, given the fact that the two gable walls do not directly face one another, and this reduces the potential scope for over-looking.

There is also sufficient boundary treatment between the two properties in the form of 1.8m timber fencing.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to significantly harm the amenities or privacy of the occupants of no.57.

Highways

The application property currently has a driveway sited to the front and side of the dwelling, and this extends behind a pair of gates adjacent the front elevation. The proposal would see the loss of the driveway sited behind these gates as the proposed development would be sited here and sit flush with the front elevation.

The proposed development would see the bedrooms increase from two to three. The Householder Development SPD states that a dwelling size of this should aim to provide 2 spaces for parking. However, these are maximum standards and one parking space sited within the curtilage of the boundary would still be acceptable.

There are parked cars on the street scene at occasional intervals, which do cause an adverse impact on the street parking conditions and therefore, it would be appropriate for a second vehicle space to be used on the street, outside the dwelling.

The proposal is not considered to cause any significant adverse impact to highway safety or the amenity of residents. Therefore, the proposed development is considered acceptable.

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
04/04/2023	1 of 7	-	EXISTING SITE PLAN
04/04/2023	2 of 7	-	PROPOSED SITE PLAN
04/04/2023	3 of 7	-	EXISTING GROUND FLOOR PLAN
04/04/2023	5 of 7	-	EXISTING ELEVATIONS
04/04/2023	7 of 7	-	PROPOSED ELEVATIONS (FRONT AND RIGHT HAND GABLE)
04/04/2023	-	-	LOCATION PLAN
07/06/2023	4 of 7	-	PROPOSED GROUND FLOOR PLAN
07/06/2023	6 of 7	-	PROPOSED ELEVATIONS (FRONT AND LEFT HAND GABLE)

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 7 June 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





