

<u>APPLICATION NO:</u>	23/00020/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	
<u>LOCATION:</u>	16 Berrywood Drive, Whiston, Knowsley, L35 3UQ		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION		

The application property is a semi-detached dwelling of modern construction. The property has white UPVC openings and accommodates a gable roof. The property has been previously extended in the form of a conservatory located at the rear.

The application property benefits from a long drive located at the side of the property capable of accommodating multiple cars on hardstanding.

The properties along Berrywood Drive are positioned in a staggered arrangement.

Proposal

The development proposals seek the erection of a single storey side extension located at no. 16 Berrywood Drive.

The extension would measure 2.7m in width and span a maximum depth of 10.4m. It would include 1no. window at its front elevation and 1no. door located at the rear. It would accommodate a pitch roof measuring 2.3m at the eaves and 3.5m at its highest point and would include 3no. roof lanterns.

The proposals would provide an annexe together with small kitchenette and downstairs shower room to assist with the living needs of the current occupiers.

Consultations

Highways – No objections to the proposed development subject to replacement parking to be provided.

Tree Officer – No objection to the proposed development subject to replacement tree provision

Representations

This application has been publicised by letters sent to 4 neighbours and displayed by site notice. No representations have been received.

Planning History

A number of planning applications have been submitted in relation to the construction of the wider housing estate. No planning applications have been submitted with regards to the application property specifically.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 land located within a Primarily Residential Area. As such, the extension of a domestic dwelling 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; that adequate parking and garden space would remain for use by residents of the extended property and sufficient parking space would be retained.

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 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 as well as providing sufficient parking spaces.

The development would be faced in materials to match those found at the existing property and would accommodate a pitched roof. As such, the proposed development is in accordance with the guidance advised by the SPD.

The proposed extension would not appear to be an incongruous feature within the wider street scene and would sit sympathetically at the side of the application property. As such, the development would not harm the character of the street scene and is therefore considered acceptable in terms of design.

Trees

The application was not accompanied by a Tree Survey and advice was taken from the Council's Tree Officer who confirmed a Tree Survey was not required. Notwithstanding this, the Tree Officer noted that the proposed parking arrangement would result in the loss of one tree and it was advised that replacement provision should be provided to mitigate against its loss.

The Local Planning Authority has received a revised site plan indicating the location of the proposed replacement tree which is considered acceptable mitigation on a like for like basis.

Residential Amenity

No. 18 Berrywood Drive

No. 18 is the adjoining semi-detached property. The proposed extension would be located at the side of the application property although the rear aspect would extend 2.2m beyond the rear elevation of the original dwelling house. However, the existing conservatory is located alongside the common law boundary with no. 18 and as such would obscure the proposed development.

As such, it is not considered that the proposed development would adversely affect the residential amenity of this property.

No. 14 Berrywood Drive

No. 14 is the neighbouring detached bungalow. The application property is set back from no.14 but the rear elevations of these properties sit parallel. It has 1 window which is obscured glazed located at its gable end facing the application property. A tall fence measuring 1.7m in height forms the common law boundary between these properties.

Although the proposed extension would be located alongside the common law boundary it would provide a separation distance of .7m and the common law boundary

would provide screening measures to obscure the development. Notwithstanding this, the side extension extends 2.2m beyond no. 14's rear elevation. The Householder Development SPD advises that extensions up to 4m from rear boundaries are generally considered acceptable. As such, the proposed development is within the parameters set by the SPD and it is not considered that this development would result in adverse effects to residential amenity.

No other properties would be affected.

Highways

The proposed development would result in the loss of parking provision located at the side of the property. The Highways Authority has advised that replacement parking provision provided on the site plan as submitted is acceptable to accommodate its loss. As such, the proposed development would not result in adverse effects to highways safety.

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.

- 4) The development shall not be brought into use until the areas indicated on Plan Drawing no. 010-808-03A be set aside for parking have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 5) The submitted scheme shall include tree replacement for the loss of 1no. of tree on a 1:1 basis. The replacement tree shall be of 18-20cm girth.

The tree planting shall be wholly implemented in its finally approved form in accordance with the drawing no. 010-808-03A within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date or loss of damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE

Date Received	Ref. No	Version	Drawing/Document Title
19.02.2023	LOCPLAN		LOCATION PLAN
28.02.2023	02 REV A		PROPOSED FLOOR PLANS AND ELEVATIONS
27.03.2023	010-808-03A		PROPOSED SITE PLAN

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **3 April 2023**

INFORMATIVES

COAL AUTHORITY

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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.

Standing Advice valid from 1st January 2023 until 31st December 2024

Appendix 1 – Site Photographs





