

<u>APPLICATION NO:</u>	25/00045/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	12 Briar Drive, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 12 Briar Drive, Roby and is situated within an area designated as a Primarily Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwellinghouse and is a combination of brick and render to its front, side and rear elevations together with white UPVC openings and brown, interlocking roof tiles.

The property currently benefits from an existing lean-to structure to the gable wall and a pergola structure in the rear garden. The private amenity area is contained to the rear of the property, which spans a depth of approximately 17m. The front garden area comprises of a grassed section and block paving slabs to provide hardstanding (which can accommodate up to 2 no. vehicles). The front garden area is bounded by a small brick front boundary wall. Bins are currently stored to the side of the dwelling.

The application site is situated within a building row of other semi-detached properties, some of which have been altered and extended in a range of ways. The front elevation of the property is south-western facing and fronts Briar Drive. The application site is encircled by other residential dwellings.

Proposal

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

The proposed development would form a 'wrap-around' layout. The proposed side extension would project out 1.25m and would have a depth of 11.3m cumulatively with the rear projection; the rear projection would have a depth of 3m and a cumulative width of 4.5m. The side extension would be erected with approximately 1m retained at the side of the property and from the party boundary.

The proposed side extension would be served by a mono-pitched roof, in which the eaves would measure at a height of 2.6m and 3.25m at the ridge and the rear extension would be served by a dual-pitched roof, in which the eaves would measure 2.6m and 3.4m at the ridgeline.

One window would be installed on the front elevation, one small window on the side elevation of the side extension to serve a bathroom, patio doors to the rear elevation and one window to the north-west facing side elevation of the rear extension.

The canopy and pergola structures would be demolished to make way for the proposed development.

Consultations

None required.

Representations

This application has been publicised by letters sent to 5 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.

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.

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.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling and would emulate the design.

Although the proposal would be served by a mono and dual-pitched roofs, which would slightly differ from the existing hipped roof of the dwelling, these would be considered acceptable and not raise any severely adverse design concerns and overall would be pitched.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that sufficient space both to the side and rear would remain usable and subsequently would not result in a cramped appearance.

As existing, bins are stored to the side elevation of the dwelling, which would remain accessible and would still allow bins to be stored to the rear or side of the property.

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

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

6.19 of the Householder Development SPD outlines that extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree.

14 Briar Drive

No.14 is the paired, semi-detached dwelling. The original front and rear elevations of the properties sit parallel to each other. No.14 benefits from a single storey rear extension.

The proposed development would not be deemed to cause any unacceptable harm on amenities.

The proposed rear extension would be erected over 3m from the party boundary and would accord with the projection parameters. 6.20 of the Householder Development SPD stipulates that windows in extensions should not directly overlook adjacent property in close proximity and should not allow overlooking into neighbours' dwellings.

The proposal originally would have resulted in an unacceptable loss of privacy and overlooking with direct views of the adjacent neighbour and the immediately adjacent patio area. The rear extension of No.14 contains a window on the side elevation. The existing boundary treatment at the property includes a 1m tall timber boundary fence with sparse vegetation (during the Officers' site visit it was shown to provide little to no screening).

Due to the relationship of these properties, the size of the proposed windows together with the rear extensions' orientation, the circa 6m interface distance between the rear extensions of these paired properties and the absence of any sufficient boundary treatment to safeguard privacy, it would be considered necessary to ensure that the side window would be constructed with obscure glazing to a minimum of level 4 obscuration to prevent any unacceptable harm to residential

amenities.

The applicant has agreed that the side windows would be obscurely glazed to a minimum of level 4, this will further be secured by way of Planning Condition. This would be deemed sufficient to overcome any concerns and would ensure that the development would not result in any unacceptable impact on residential amenity.

10 Briar Drive

No.10 is the adjacent, semi-detached dwelling. The two gable walls face one another and the original front and rear elevations sit parallel to one another. No.10 benefits from a single storey rear conservatory, a single storey side extension and a rear outbuilding adjacent the side and rear elevations of No.10 and alongside the party boundary shared with the application property.

The proposed development would not be deemed to cause unacceptable impacts on amenities.

The proposed side and rear extension would leave circa 1m from the party boundary and there is suitable distance between the properties to ensure that the rear extension would not impact on amenities. Moreover, the outbuilding in the rear garden of No.10 would provide a significant degree of screening of the proposed development.

There is a window on the rear elevation of No.10's side extension, however, as the proposed rear extension would comply with the projection parameters outlined in the SPD and due to the proposal being set-in from the party boundary, it would not be considered to raise any unacceptable amenity impacts. The proposal would not be deemed to raise any privacy issues.

Overall, the proposed development would accord with Saved Policy H8 and Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy. No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity as a result of the proposed development.

Highways

The proposed development would not increase the number of bedrooms at the application property or result in any material change to the existing parking arrangements.

Therefore, the existing parking provisions would be unaffected, and the proposal would not result in any unacceptable highway safety impacts.

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.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed window on the north-west facing elevation as indicated on drawing 12 BRIAR DRIVE (1), has been glazed with obscure glass to level 4/5. The window shall be fixed shut and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.01.2025	12 BRIAR DRIVE (1)	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS AND LOCATION PLAN.

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 05/03/2025

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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Informatives

Not applicable.