

APPLICATION NO: 23/02156/FUL **CASE OFFICER:** Maxine Wishart

WARD: Northwood **PARISH:**

LOCATION: 43 Briery Hey Avenue, Northwood, Kirkby

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE EXTENSION

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

The host dwelling comprises of a two-storey end terrace property with front porch. It is sited within a terrace of three houses located on the western side of Briery Hey Avenue, close to the junction with Old Rough Lane. The property benefits from a private garden to the rear and a front garden with a parking space to the front/side with vehicular access taken off Briery Hey Avenue. The site is set behind a brick wall and access gates to the front boundary.

The immediate area is made up of a variety of house types, in the main they are two-storey properties although there are bungalows on opposite side of Briery Hey Avenue facing the site.

Proposal

The application proposes the erection of a single storey extension to the side. The extension would extend the width of the access to the side, to the existing rear elevation of the dwelling and forward of the main front elevation in line with the existing front porch.

The development would provide accommodation comprising a WC, Study/Utility room and kitchen extension which together with internal alterations would form an open plan kitchen and dining room.

The extension would have a hipped roof at the front which would tie into the front porch roof, the roof would then present as a mono-pitched roof at the side and from the rear. It would have dimensions of 9.9m in length by 2.4 m wide. It would attain a maximum height of 3.49m.

Consultations

None Required.

Representations

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

Planning History

APP. NO: K/APP/15012 (Alt Ref:74/14954/HIST)
PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING
11 NO TWO STOREY DWELLING HOUSES AND NEW
ACCESS
DECISION: Granted
DECISION DATE: 8 July 1993

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

NATIONAL PLANNING POLICY FRAMEWORK (December 2023)

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS7 - Transport Networks
- CS19 - Design Quality and Accessibility in New Development

SUPPLEMENTARY PLANNING DOCUMENTS

- Ensuring a Choice of Travel SPD (2010)
- Householder Development SPD (2016)

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

Layout and Design

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

Amenity Space

The property benefits from a private garden to the rear. The extension would leave adequate room about the dwelling to avoid a cramped appearance within the plot and to maintain adequate private amenity space.

Parking Provision

The existing layout provides for the parking of 1 no. vehicle in-curtilage forward of timber side gates. That space is met at the front of the property and partially to the side. The Householder Development SPD states that parking spaces to the side must measure 2.75 m wide by 5 m in length in order to be considered as a parking space.

The proposed development would remove the space at the side but the width is only 2.4m. Nevertheless, the current site circumstances allow for the front / back end of a car to be parked to the side whilst allowing vehicle doors to be opened on the driveway clear of the house, thereby providing a usable parking space.

The proposal would result in the parking space being reduced to between 4.88 m and 4.98 m in length. The SPD further states that dimensions of a space at the front of a dwelling should measure 5.0 m by 3.0 m. Whilst the existing space would fall short of this requirement, the application proposes the hardstanding of the garden area and the removal of the front wall. This would allow for a parking space that would meet the required dimensions. The effect of this would be that the parking space lost would be replaced with the existing level of parking provision retained on the site.

The Householder SPD indicates that where replacement or additional parking will be necessary in front gardens, proposals should clearly indicate landscaping and boundary treatments to soften the appearance of or screen parked cars. This would not be achieved in the proposed layout, however, the neighbouring property and other mid terraced property on in the nearby vicinity have open frontages. In addition, the properties in this small housing development, made up of 11 no. dwellings, have markedly different treatments along the front boundary, as such it is not considered that there is any specific characteristic remaining.



The SPD does go on to state that proposals should ensure that at least 50% of the front garden area remains porous or provisions should be made to direct run-off water from the hard surface to permeable or porous area or surface within the curtilage of the dwelling. The frontage would be hard surfaced with no soft landscaping and it is therefore considered that it would be necessary to require the developer to provide a permeable surface and this could be secured by way of a suitable condition if planning permission is granted.

Waste Storage (Bins)

The Householder SPD states that extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

The proposed extension would remove the ability of the occupiers to access the rear garden from the front of the site. The extension would not allow for bins to be stored to the rear of the property. It is noted that other mid-terraced properties that form part of the same development (granted 1993) do not have rear access and occupiers freely store bins to the front of the dwelling.

Whilst this is not an ideal situation, it would be difficult to sustain a refusal of planning permission based on lack of access to allow for the storage of bins out of public view. Furthermore, consideration should be given to the fact that permitted development allows for some forms of side extension to be built without the need for planning permission which could restrict access to the rear.

In this instance, due to the limited space to the front of the dwelling it is considered that it would not be appropriate to require the applicant to provide a bin store. It is Officer's view that a bin store would be likely to appear obtrusive; obstruct views from windows; reduce the parking space; and would do little to minimise any visual harm to the surrounding street scene.

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 and provide sufficient parking spaces.

The extension would be constructed of brickwork and render with a tiled roof to match the existing dwelling. Return rendered block work would finish the front part of the side elevation. It is proposed to insert 3 no. rooflights within the roof plane to the side elevation. A WC window would be installed to the front elevation and a kitchen window in the rear elevation. No openings are proposed within the side elevation.

The Householder SPD states that when considering the roof of an extension the main dwelling and similar nearby dwellings should be a guide. The host dwelling is a gable ended property with a pitched roof with piked detailing to the front elevation. Whilst the mono-pitched roof to the side would not truly reflect the roof style of the host dwelling, this would neatly hip into the sloping mono-pitched roof of the existing front porch; the roof height would be lower than what would be required to provide a gable ended extension; and this would not impact on an existing first floor in the gable elevation. On balance, it is considered that the design solution is acceptable.

Streetscene

The immediate residential area is made up of a mix of dwelling styles, though largely brick and render finish with tiled roof. Generally, the appearance would harmonise with the original property and as such, the proposed extension would not harm the character and appearance of the host property or the area and is considered acceptable.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 45 Briery Hey Avenue

No. 45 is the adjacent property. The dwellings are currently separated by a driveway to the side of each dwelling with No. 45 having a single storey lean-to along the common boundary. No. 45 has an attached garage to the side and forward of that a small ground floor window serving a hallway.

The neighbouring property is on a slightly elevated site and the proposed extension would be set forward of No. 45. The nearest window on the front elevation of the neighbouring property is set to the far end of the dwelling with the entrance door being the nearest opening to the host dwelling.

It is not considered that the proposed development would have a detrimental impact on the living conditions of this property.

No. 41 Briery Hey Avenue

The host property forms the end terrace of three and the attached dwelling is No. 41 Briery Hey Avenue. The proposed extension would be located on the gable elevation away from this neighbour. The single storey extension would not extend beyond the rear elevation of the host property or forward of an existing porch. The proposal would therefore not have any detrimental impact on the amenity of this neighbour.

Other Neighbouring Properties

No other properties would be affected by the development.

Highways

Paragraph 115 of the NPPF (December 2023) states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable

impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

The Householder SPD requires that the existing level of parking provision is maintained which would be achieved on the site. As such, the proposed development would not result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and Highways. The proposal also complies with the relevant Core Strategy and Replacement UDP policies together with guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 dwelling in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023), Saved Policies H5 and 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 Householder Development SPD (2016).

- 4) Prior to the first occupation of the extension hereby permitted:
 - a) The hardstanding to be provided to the site frontage shall be laid out in accordance with the approved layout plan.
 - b) The hardstanding materials shall comprise of a permeable surface or provision shall be made to direct any surface water run-off from the hard surface to a permeable or porous area or into a drainage system within the curtilage of the property.

The area of hardstanding and permeable materials (or similar permeable surface) / drainage provision shall be retained thereafter.

Reason: To prevent the increase of pollution of controlled waters and reduce flood risk having regard to the National Planning Policy Framework and Policies CS2 and C19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/11/2023	DR.05	-	EXISTING AND PROPOSED SITE PLANS
03/08/2023	DR.04	-	LOCATION PLAN
03/08/2023	DR.03	-	EXISTING AND PROPOSED ELEVATIONS
03/08/2023	DR.02	-	EXISTING AND PROPOSED ROOF PLANS
03/08/2023	DR.01	-	EXISTING AND PROPOSED GROUND FLOOR PLANS

Signed Case Officer¹:

M Wishart

Signed Authorising Officer²:

K Foster

Date:

20 December 2023

Informatives

None.

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



