

<u>APPLICATION NO:</u>	25/00215/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	27 Ormonde Crescent, Northwood, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE CREATION OF A NEW WINDOW TO FRONT ELEVATION.		

Site Description

The application site is located at 27 Ormonde Crescent, Northwood and is situated within a Primarily Residential Area as allocated within the Local Plan Policies Map. The application property is a 2-storey, mid-terraced dwellinghouse and is brick facing to its front, side and rear elevations, together with white UPVC openings and navy, interlocking roof tiles.

The property fronts parked cars within a dedicated parking area for the terraced properties.

The rear garden is surfaced with patio immediately adjacent the rear elevation with the rest of the garden being grassed and with several trees further into the garden. The garden is rectangular in shape and spans a depth of 12m.

Proposal

The proposal is for the erection of a single storey rear extension together with the installation of a new window to the front elevation.

The proposed rear extension would project 3m and have a width of 7.2m. This would be served by a mono-pitched roof, which would measure 2.3m at the eaves and 3.5 at the tallest point.

The rear elevation would contain bi-fold doors, 1 no. window and the roof would see the installation of 3 no. rooflights.

A new window would be installed to the front elevation and replace the existing secondary entrance door into the property. This window would be obscurely-glazed and underneath would be replaced with matching brickwork.

Consultations

None required.

Representations

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

Planning History

No relevant 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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 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 single storey 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 AND RESIDENTIAL AMENITY

The Householder Development SPD 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.*

The proposed development would comply with this at 3m.

The proposal would run along the shared boundaries with both properties either side. Although, given the moderate projection of 3m, the proposal would be considered to have a very limited impact and would not be considered to cause issues of overshadowing, undue dominance etc to either neighbour. Fenestration is concentrated to the rear elevation and subsequently no privacy concerns are raised.

The Householder Development SPD (6.14) stipulates 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, the storing of refuse bins, etc.*

The proposal would not affect existing arrangements for refuse bins given the building line of properties are terraced. Over 50% of the rear garden would remain useable and 9m would be retained between the rear elevation of the extension and the rear plot boundary. Therefore, the proposal would not result in any overdevelopment and retain adequate room around the dwelling.

The submitted plans contain an annotation to confirm that both the existing rear elevation of the dwellinghouse and the external walls of the proposed development would be render facing and would be cohesive. The standard planning condition for matching external materials would be sufficient to ensure that the materials used for the openings and roof tiles would match the existing dwelling; to ensure that the proposal would emulate the design and appearance of the original dwelling.

The proposed window would not raise any design concerns or cause any adverse impacts to the street scene. The window would be obscurely-glazed. The infill brickwork would be to match the existing brickwork of the front elevation.

HIGHWAYS

The proposed development is for a rear extension of the dwelling. The proposal would not increase the number of bedrooms or effect the existing parking arrangements. Therefore, the proposal would not pose any highway safety or parking concerns.

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
31/03/2025	-	-	LOCATION PLAN
31/03/2025	027 – 025B	-	PROPOSED GROUND FLOOR PLAN
21/05/2025	027 – 25C	-	PROPOSED ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising **Jo Sheridan**
Officer²: _____

Date: 22/05/2025

Informatives

The granting of planning permission does not confer consent to encroach on any neighbours land and would be a civil matter between the affected parties. Consideration should be given to this in respect of any gutters potentially overhanging over shared boundaries.

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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