

<u>APPLICATION NO:</u>	24/00143/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	20 Lapford Crescent, Northwood, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION.		

Site Description

The application site is located at 20 Lapford Crescent, Northwood and is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached property and is render facing on its front, side and rear elevations, along with white UPVC openings and brown roof tiles. The property benefits from a single storey side extension, together with canopy to the front of the dwelling.

The front elevation of the property is South-East facing and fronts the highway. The property is bounded by other residential dwellings. The front garden area is enclosed by a low brick-built boundary wall and block paving. The existing rear garden spans a depth of approximately 11m and features a shed to the bottom corner of the garden.

Proposal

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

The proposed development would have a projection of 3.5m and a width of 7.75m. This would be served by a mono-pitched roof, which would measure 2.34m at the eaves and 3.49m at its tallest.

The proposed rear elevation would feature bi-fold doors, one window on the South-West facing elevation and 3 rooflights.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

APP. NO:	05/01102/FUL
PROPOSAL:	ERECTION OF TWO STOREY STOREY EXTENSION TO SIDE OF DWELLING.
DECISION:	REFUSED
DECISION DATE:	30 January 2006

APP. NO: 06/00745/FUL
PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO SIDE OF DWELLING TOGETHER WITH CONSTRUCTION OF FRONT CANOPY (AMENDED DESCRIPTION)
DECISION: GANTED
DECISION DATE: 2 November 2006

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 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 rendered facing with white UPVC openings and tiled roof. The proposed development would also be rendered facing and has outlined to include tiled roofing. The Application Form or plans do not appear to have included materials for openings, however, this would be covered by the standard planning Condition for matching materials. This would ensure that the window openings would match with the existing. Overall, the proposed development would display materials which are keeping in with those found at the application property and would have a pitched roof.

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 existing rear garden area spans a depth of approximately 11m and the proposal would have a projection of 3.5m and would leave approximately 7.5m. Given that a surplus of 50% of the rear garden area would remain usable it would be considered that the proposal would not result in a cramped appearance.

Therefore, the extension would have an acceptable design and would be in keeping with the requirements of 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.

18 Lapford Crescent

No.18 is the paired, semi-detached dwelling to the application property. The original front and rear elevations sit in line with one another. No.18 benefits from a rear conservatory and an adjoined single storey side extension.

The proposed development would be within the prescribed parameters of the Householder Development SPD.

There is timber boundary fencing at an approximate height of 1.8m between the two rear gardens.

Overall, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of no.18.

No's 2 and 4 Lapford Walk

No's 2 and 4 Lapford Walk are situated to the South / South-West from the application site. The properties are paired, semi-detached dwellings and the rear elevations face the gable wall and rear private amenity garden of the application site at an approximate interface distance of 9.3m. The plots between these properties are bounded by timber fencing at an approximate height of 1.8m.

The proposed development would be within the prescribed parameters of the Householder Development SPD.

The proposal contains a window on the South-West facing side elevation, this would serve a shower room, given the height of the window, which is 2.25m at its tallest, this could result in poor residential amenity and privacy, given the rear elevations of No's 2 and 4 Lapford Walk.

The proposals window could potentially result in direct overlooking into the private rear amenity area of No's 2 and 4.

The submitted plans have not annotated that this window would be frosted / obscurely glazed.

The Householder Development SPD states that (6.20) windows in extensions should not directly overlook adjacent property in close proximity and should not allow overlooking into neighbours' dwellings.

Despite the boundary fencing, there would still be a section that could facilitate overlooking given the height of the proposed window. In order to prevent this and mitigate any adverse harm, the South-West facing window will be obscurely glazed.

This will be secured by a Condition. This would be in the interest of protecting the residential amenities and privacy of the application property and the occupants of the No's 2 and 4.

Overall, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of No's 2 and 4.

Highways

The proposed development is to be sited at the rear and would be considered to effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety.

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 South-West facing elevation, as indicated on drawing 01; has been glazed with obscure glass to level 3 or above and shall be retained as such with level 3 or above, 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
19/03/2024	6560-01A	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS
19/03/2024	-	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **17 May 2024**

Informatives

Not applicable.

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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