

<u>APPLICATION NO:</u>	22/00350/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	15 Filbert Close, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION		

Site Description

The proposal relates to a two bedroomed detached house set within a relatively large plot at the end of Filbert Close, a no-through road located within the residential area north of Shevington's Lane. The locality comprises mostly semi-detached houses with some detached houses. The site is bounded by Shevington's Lane to the south, with a hedge along the boundary with that road, whilst within the rear garden area there is a rowan and a birch. The front garden area is block paved and available for parking. The extension would have a pitched roof set

Proposal

The proposal is for the erection of a two-storey extension to the south eastern side of the house. The house has a single storey garage and utility room on the north western side of the main house, extending to the boundary with 11 Filbert Close. The extension would comprise a living room extension and shower room to the ground floor with two bedrooms above.

The extension would have a width of 3.5m with the ground floor being the depth of the existing house. The first floor would be set in 0.5m from the front of the first floor of the existing house. The extension would have a pitched roof with the ridge approximately 0.2m lower than the ridge of the existing roof, and the ridge of the extension would be set at 90 degrees to the existing roof ridge. The projecting part of the ground floor extension would have a sloping roof.

There would be approximately 2.3m between the front of the extension and the boundary of the site with Shevington's Lane, widening to approximately 4.5m at the rear of the extension.

Consultations

Arboricultural Officer - No objections but requests a condition.

Representations

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

Planning History

K/APP/9904 - ERECTION OF 2 STOREY EXT FOR STUDY AND LIVING ROOM WITH BEDROOM ABOVE TO SIDE AND A SINGLE STOREY UTILITY ROOM TO

REAR. Granted: 29.01.1987.

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
CS21 - Greenspaces and Trees

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

H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties
DQ4 - Trees and Development

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 and Visual Considerations

The design of the extension is acceptable and broadly in character with the existing house. The extension, at 3.5m wide set against the width of the house at 6m, would not dominate the appearance of the house. The roof of the extension at a right angle to the existing roof, would add interest to the street scene at the end of the road. The house is detached with no dwellings to the south due to the site being adjacent to

Shevington's Lane and with 2.3m – 4.5m to the site boundary; as such no terracing effect would be initiated. The proposal would be acceptable visually and would not be detrimental to the street scene or to the visual amenities of neighbouring properties or the area in general.

The proposal therefore complies with Policies CS2 and CS19 of the Core Strategy, Saved Policies H5 and H8 of the UDP and with the Householder Development SPD.

Highways Considerations

The front garden area is block paved and there is parking for in excess of three cars and therefore the proposal would comply with Council parking standards which requires three parking spaces for houses with four or more bedrooms, although with extensions sometimes retaining existing parking levels is acceptable. As such the parking would not be detrimental to highway safety and complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP together with the Householder Development SPD.

Residential Amenity Issues

The proposal is for an extension to a house in a residential area and raises no residential amenity or privacy / overlooking issues because of its relationship with neighbouring properties. As such the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP together with the Householder Development SPD.

Tree and Hedge Issues

There are two trees in the rear garden, a birch and a rowan, together with hedging running along the southern boundary of the site. All specimens are in reasonable condition. To allow development it is proposed to remove the rowan, and approximately a 13m length of the hedging.

With regard the removal of the rowan the tree is located in the rear garden and approximately 3.8m from the boundary. As such it is considered that the loss of the tree is acceptable provided that mitigating planting is implemented. Whilst the hedging does give amenity to the street scene there are stretches of the north side of Shevington's Lane with the hedging removed or not visible. Most of the hedging along the boundary will be retained and protected during construction (as would the birch tree) and it is considered that the loss of 13m of hedging along a boundary of around 47m would be acceptable and would be detrimental to the street scene to an extent that would warrant refusal.

The Council's Arboriculturalist has no objections to the proposal but requests that the tree reports are designated as approved documents and that replacement planting is required on a 1:1 basis with a size of 20 – 25cm girth to give more presence when first planted than if replaced with two whips.

As such the application conditioned would comply with Policies CS2, CS19 and CS21 of the Core Strategy and Saved Policies H5 and DQ4 of the UDP.

Conclusion

The proposed extension is acceptable in design and would be acceptable in terms of visual and residential amenity. Parking provision within the site is such that parking would meet the Council's parking standards for a four bedroomed house. The loss of the tree and the length of hedging is acceptable and would not be detrimental to the amenity of the locality to warrant refusal, with a replacement tree warranted by

condition. As such the application would comply with national and local planning policies and is therefore recommended for approval with 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) Prior to the removal of the tree identified as T2 on the Tree Protection Plan 22/00034/TPP drawing within the approved arboricultural Impact Assessment 22/00034/AIA and Arboricultural Method Statement 22/00034/AMS from the site a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the tree to be replaced on a 1:1 basis with 20-25cm girth, and the scheme should show and detail the location, size and species of the replacement tree.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the removal of the tree (if the tree is removed within a planting season the replacement tree planting shall take place within that same planting season). If the replacement tree is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter it shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/06/2022	8	B	Location Plan - Site Plan
10/06/2022	3	A	Proposed Ground Floor Plan
10/06/2022	4	A	Proposed First Floor Plan
29/06/2022	6	B	Proposed Elevations
25/07/2022	22/00034/AIA	-	Arboricultural Impact Assessment
25/07/2022	22/00034/AMS	-	Arboricultural Method Statement

Signed Case Officer:

Lee Osborne

**Signed Authorising
Officer:**

Alan Kilroe

Date:

7 November 2022
