

<u>APPLICATION NO:</u>	25/00049/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	78 Hall Lane, Tower Hill, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION TOGETHER WITH THE ERECTION OF A FRONT PORCH		

Site Description

The application site is located at 78 Hall Lane, Tower Hill and is situated in an area which is designated as a Primarily Residential Area in the Local Plan Policies Map. The application property is a two-storey, semi-detached dwellinghouse and is predominately brick faced to its front, side and rear elevations.

The property benefits from a rear conservatory and a detached outbuilding just beyond the rear elevation. The front garden area comprises block paving slabs, to form hardstanding which could accommodate a minimum of 1 no. vehicle and grass; the front garden area is of an open-plan design. External access to the rear garden is provided from a gate to the side elevation. Refuse bins are currently stored within the rear garden. The front elevation of the dwelling is south-west facing.

The application site is located to the periphery of a housing estate and sits in a building row of eight semi-detached properties. To the north and east are agricultural fields and beyond the rear garden and adjacent the rear plot boundary runs a river from the north-west to the south-east.

The application property is located within Flood Zone 3.

Proposal

The application seeks permission for the erection of a single storey front and side extension together with the erection of a front porch.

The proposed development cumulatively project forward 1.2m, with a width of 4.75m at its widest and would span a depth of 9.33m. This would be served by a dual-pitched roof, which would measure 2.27m at the eaves and 3.38m at the ridge. Fenestration would be installed to the front and rear elevations; 2 no. rooflights would be inserted.

The application has been made to support a person with a disability. The application has been supported by a Flood Risk Assessment.

Consultations

LLFA/Drainage: - No objections.

Representations

This application has been publicised by letters sent to 4 neighbours. 1 letter of support has been received.

The letter states that '*no objections to the proposed development.*'

Planning History

No relevant 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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS24 - Managing Flood Risk

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

DESIGN AND RESIDENTIAL AMENITY

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 proposal would run along the party boundary with 76 Hall Lane at a scale which would appear subordinate and would not exceed more than half the width of the original dwelling. There are no windows to the ground floor gable wall of No.76. The 2 no. rooflights do not raise any concerns on privacy of the occupants of No.76.

The Householder Development SPD states that *front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas, and that style, design, materials and scale of front extensions should respect the character of the surrounding residential area. Furthermore, the SPD outlines that any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting.*

The proposed development would have a modest projection of 1.2m which would not appear overbearing in the street scene or harm the character of the locality. Account would be taken for the building line as it would not project further than the existing porch of properties no.76 and No.82. The proposed development would be faced in matching exterior materials, and this has been annotated on the submitted plans. The proposal would be served by a hipped roof, which although would contrast with the dual-pitched roof of the dwelling, would be a suitable alternative as it would still display a pitched roof and avoid a flat roof.

The Householder Development SPD outlines (6.26) that *proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. This may not always be practicable, particularly in cases where houses have very narrow plots. 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. In such cases acceptable alternative arrangements for bin collection need to be indicated in the planning submission.*

The submitted plans outline that refuse bins would be stored within the front garden area. The application would remove external access to the rear garden. The front garden area is open-plan in design. It was observed during the site visit that most bins are not permanently stored to the front garden areas of properties in the locality, and most properties retain the external access to their rear or sides. The front garden areas in the locality feature either open-plan designs or are bound by low-brick boundary walls. Therefore, it would be necessary to include a condition to ensure that refuse bin stores are provided to house the bins and mitigate their visual appearance in the street scene, which would accord with the SPD.

HIGHWAYS

The proposed development includes a front extension which would reduce the existing parking available for the property. The application property contains 3 no. bedrooms, the proposal would increase this to a 4-bed. The Householder Development SPD states that proposals for 4+ no. bedrooms would be expected to provide 3 no. parking spaces.

To ensure that the acceptable levels of parking would be available the front garden area would be hardstanding with paving slabs to a permeable specification. The SPD (6.17) requires 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. 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 submitted plans evidence that an ACO drain would be installed to the building frontage to capture any increase in surface run-off. The hardstanding would measure at a width of 8.2m by 5.1m and this would accord with the Householder Development SPD's guidance of (7.10) which stipulates that *two side by side parking spaces will require an area of 5m x 5.7m*. This would ensure that a minimum of 2 no. parking spaces could be achieved in the curtilage of the dwelling. Although, this is a shortfall of the required 3 no. spaces, these are maximum standards. Moreover, the NPPF (Paragraph 116) 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

Therefore, on the planning balance (and in line with the NPPF), it would not be considered that the proposed development would result in an unacceptable highway safety impact.

Flood Risk

The application site is located within Flood Risk Zone 3. The application was supported by a Flood Risk Assessment (FRA) – as required for minor development and must assess:

- Surface water management
- Access and evacuation
- Floor levels
- Resistance and resilience measures

The application has been reviewed by the Local Authority's Drainage Engineer, and after minor amendments to the FRA, the LLFA has no objection to the proposed development and drainage system, and that the details outlined are sufficient.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways and flood risk mitigation. 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) Prior to the first occupation of the proposed extension hereby approved, full details and plans of a bin storage structure, including plans and elevations, shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan and the Householder Development SPD.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/04/2025	-	-	FLOOD RISK ASSESSMENT
22/04/2025	233_P-02	REV C	PROPOSED PLANS & ELEVATIONS
29/01/2025	233_P-01	-	EXISTING PLANS & ELEVATIONS / LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Jo Sheridan**

Date: **09/06/2025**

Informatives

1. It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com should they be minded to extend their dropped kerb to improve access.

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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