

<u>APPLICATION NO:</u>	24/00512/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	7 Manorwood Drive, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION TOGETHER WITH THE REMOVAL OF THE REAR CONSERVATORY AND THE DEMOLITION OF THE EXISTING GARAGE.		

Site Description

The application relates to a two-storey detached dwelling at no.7 Manorwood Drive, which has a detached garage, rear conservatory and outbuildings. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks to erect a two-storey side and single storey rear extensions, following the removal of the detached garage, rear conservatory and a shed.

The proposed two storey side extension would project 4.387m from the original side wall, with a total depth of 12.125m at ground floor. At first floor, the proposal would be set back 0.9m from the main front elevation and have a total depth of 7.23m. A dual pitch roof is proposed, which would be set lower than the main roof and measure 7.34m to the ridge. To the front elevation, a ground floor mono-pitch roof and garage door, as well as a first-floor window is proposed, with the rear elevation to feature a first-floor window.

The proposed single storey rear extension would project 4m from the original rear wall and have a total width of 4.8m. A mono-pitch roof with 2no. rooflights is proposed and would measure 3.47 to the ridge. Two windows are proposed to the rear elevation. The proposed developments will be finished in matching brickwork to the walls, matching roof tiles and matching uPVC doors and windows.

Since submission, amended plans have been received to reduce the ridge height and create a front elevation setback for the proposed two storey side extension.

Consultations

Whiston Town Council: No comments received.

Representations

This application has been publicised by letters sent to 5no. neighbours. No representations have been received.

Planning History

08/00065/FUL - Erection of two storey side extension (existing garage to be demolished. Granted, 20.03.2008.

03/01154/FUL - Erection of conservatory at rear of dwelling. Granted, 14.01.2004.

99/00764/FUL - Erection of extension to rear of dwelling to form dining area.
Granted, 18.02.2000.

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 UDP, 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Proposed Two Storey Side Extension

The proposed two storey side extension would extend up to the shared side boundary and would be set back 0.9m from the main front elevation at first floor. It, therefore, fails to meet the 1m minimum space guidance. However, the breach in guidance by 0.1m is not deemed to be significant enough to warrant a refusal. Moreover, the application dwelling is set in a staggered arrangement with the neighbouring properties within the cul-de-sac and would not result in a terracing effect. A relaxation of the 1m requirement can therefore be applied in these specific circumstances. The proposed roof will also be set lower than the main ridgeline and a matching dual pitch roof is proposed. There are also no windows proposed to the side elevation. The proposal would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project 4m from the original rear wall and would comply with the 4m threshold. The proposal would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.5 Manorwood Drive

No.5 is the adjacent dwelling to the west of the site. The proposed extensions would extend close to the shared side boundary with no.5. However, the application site has an existing detached garage and rear shed (to be removed) which are already situated close to the shared boundary with this neighbour. The proposal is therefore deemed to have a similar relationship in terms of positioning, as these existing structures. The orientation for the dwelling of no.5 is also angled away from the application site. Moreover, the proposed two storey side extension would be set back from the front elevation by 0.9m at first floor and would project no further than the rear wall of the original dwelling. Therefore, the impact in terms of overshadowing to this neighbour is deemed to be acceptable.

The proposed single storey rear extension would also not exceed the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid overshadowing, loss of outlook or loss of privacy. The existing fence will also provide some screening. Moreover, there are no openings proposed to the side elevation which would face towards no.5 and any impacts in terms of direct overlooking or loss of privacy will be minimal.

No.9 Manorwood Drive

No.9 is the adjacent neighbour to the rear. The proposal will feature 3no. new windows which will face towards no.9. However, these will be distanced over 9m away from the shared boundary. The first floor window to no.9's side elevation (facing toward the proposal) is also obscurely glazed. Additionally, the existing rear fencing and outbuilding would provide majority of screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings, or rear conservatory.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed two storey side extension would have a large width (4.387m) in comparison to the original dwelling (6.1m). However, it would have an overall subordinate and subservient appearance, given the lower ridge height and that a setback of 0.9m from the front elevation at first floor will be provided. This setback also ensures that a terracing impact does not occur with the neighbouring properties. The proposed side extension is also set to the western side of the dwelling and would not appear as an overly dominant or overbearing addition to the street scene. The proposal is also deemed to result in a similar overall footprint and size with the neighbouring property of no.5 Manorwood Drive. Moreover, the proposed single storey rear extension would not exceed the 4m threshold of the Householder SPD and would have a similar, visual impact as the existing rear conservatory (to be removed). The proposed extensions will also have matching pitched roofs and are to be finished in matching materials. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would result in the application property becoming a 4no. bedroom dwelling. 3no. off-street parking spaces are therefore required, as specified within Appendix A of the Ensuring a Choice of Travel SPD. Whilst a ground floor garage is proposed, the internal dimension (5.2m x 4m) will be too small to constitute as a usable garage space (5.5m x 2.75m as specified within the Householder Development SPD). The application site does include hard surfacing to the front. However, this currently provides off-street parking for only 1no. vehicle. As such, the proposal would fail to achieve the parking standards. Nonetheless, the application site is sustainably located around a 10 minutes' walk to the Whiston railway station and to nearby bus stops. The applicant could also increase their off-street parking provision through increasing the hard surfaced areas to the front of their site, which can be achieved under permitted development rights if using permeable surfacing. It is therefore considered that, on balance, the proposal would have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

A gap of over 1m will remain available to the side for the storage of waste and recycling bins. The proposal is therefore deemed to be acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Coal Authority. An informative will therefore be attached to provide the applicant further information regarding this.

Conclusion

The principle of the proposal is considered acceptable and would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
27/09/2024	0001-01	Rev A	Site Location Plan
18/11/2024	0001-02	Rev B	Proposed Elevations / Proposed Plans
13/11/2024	0001-03	Rev B	Existing Block Plan / Proposed Block Plan
13/11/2024	0001-04	Rev B	Proposed Section A-A

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **20 November 2024**

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority. Standing Advice valid from 1st January 2023 until 31st December 2024

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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