

<u>APPLICATION NO:</u>	23/02386/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	8 Singleton Drive, Knowsley, Knowsley		
<u>PROPOSAL:</u>	SINGLE STOREY EXTENSION TO REAR OF DWELLING COMRISING OF KITCHEN / DINER.		

KNOWSLEY LOAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

The application relates to a two-storey semi-detached dwelling located on the north-eastern side of Singleton Drive which is on an established residential estate. The host dwelling occupies a large plot at the end of a run of similar properties which shares its side boundary to the east with a footpath. The footpath runs between the application site and the neighbouring property, No. 10 Singleton Drive leading to Tithebarn Road and to the side of St John Fisher Church to the rear.

The dwelling benefits from a front porch; attached accommodation comprising a converted garage which has received a pitched roof; and an outbuilding linked to the converted garage by a pitched roof and walkway through. There is a rendered wall to the side. There is also a dormer roof extension to the rear. There are no planning records for these works and further investigation is underway to determine whether they are immune from enforcement and / or require the benefit of planning permission.

The site is enclosed by a high level brick wall dropping in height to the front along the common boundary with the footpath. Other boundaries to the rear and between the adjoining neighbour are enclosed by timber fencing.

The front of the site is open plan with a grassed area and paved parking laid out to the front.

Proposal

The application seeks consent for the erection of a single storey rear extension. The extension would be located adjacent to the common boundary with the adjoining neighbour, No. 10.

The extension would have dimensions of 6.44 m wide by 4 m deep. It would have a parapet wall raised above a flat roof. The overall height of the extension would be 3.08 m.

Bi-fold doors would be accommodated within the side elevation facing the footpath boundary and a fixed full-length window within the rear elevation.

Consultations

Knowsley Parish Council - No Comments Received

Representations

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

Planning History

None relevant.

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.

NATIONAL PLANNING POLICY FRAMEWORK

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

The Joint Merseyside and Halton Waste Local Plan 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

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

Layout and Design

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

The extension is of an appropriate scale to the application property and would not, due to its location at the rear, be seen within the streetscene. The host dwelling has a pitched roof with a gable end. The use of a contemporary style parapet wall above a flat roof is considered to be acceptable and is of a similar design that can be seen widely across the borough.

The bi-fold doors and limited openings to the rear have been designed into the extension to make the most of the garden to the side of the extension rather than facing out onto rear boundary fence and neighbouring structure.

The extension would be faced in block render finish with roof tiles to match that of the host dwelling and would therefore be in keeping with character and design of the dwelling.

The property sits in a spacious plot and adequate space would be retained to provide private amenity space to the rear. The extension would not have any impact on the ability to store bins or on the parking provision on site.

As such, the development proposal is acceptable in terms of design.

Residential Amenity

The Council's Householder Development SPD advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to neighbours.

No. 6 Singleton Drive

No. 6 is the semi-detached property attached to the host dwelling.

The Householder Development SPD states that development up to 4m in depth will generally be considered acceptable. The proposed development would project to a depth of 4 m and would therefore be within the tolerance threshold set out in the SPD. The proposed development would not result in overshadowing or loss of outlook.

No other properties would be affected. Accordingly, it is not considered that the proposed development would have an adverse impact on the residential amenity of neighbouring property.

Highways

The proposed extension would not impact on existing parking provision or result in the need for additional parking to be provided on the site.

No adverse issues relating to highway safety would result from the development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and Highways. The proposal also complies with the relevant Core Strategy and Replacement UDP policies together with guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 dwelling in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/08/2023	T/0273/09	-	STRUCTURAL DETAILS 2 (PARAPET WALL)
28/09/2023	T/0723/05	-	PROPOSED GROUND FLOOR PLAN
28/09/2023	T/0723/06	-	PROPOSED REAR ELEVATION
28/09/2023	T/0723/07	-	PROPOSED SIDE ELEVATIONS
28/09/2023	T/0723/01	-	EXISTING SITE LOCATION PLAN

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **K Foster**

Date: **8 December 2023**

Informatives

None.

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

² 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

Appendix 1 – Site Photographs



