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|-------------------------------|---------------------------------------------------|-----------------------------|--------|
| <b><u>APPLICATION NO:</u></b> | 24/00372/FUL                                      | <b><u>CASE OFFICER:</u></b> | Kim Vo |
| <b><u>WARD:</u></b>           | Northwood                                         | <b><u>PARISH:</u></b>       |        |
| <b><u>LOCATION:</u></b>       | 26 Badby Wood, Northwood, Kirkby                  |                             |        |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION |                             |        |

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### **Site Description**

The application relates to a two-storey semi-detached dwelling at no. 26 Badby Wood. The application property has an existing attached side garage, a single storey rear conservatory, and a front driveway with off-street parking provisions for at least two vehicles. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan.

### **Proposal**

The proposal seeks to erect a single storey side and a rear 'wraparound' extension. The proposed extension would project 2.7m from the side and 4m from the original rear wall. It would also project beyond the main front wall by 1.25m, with a total depth of 10.5m and a total width of 8.6m. A flat roof with 3no. rooflights is proposed and would have an overall height of 2.9m. The proposal would accommodate a bedroom, bathroom, dining room and garage. To the front elevation, garage doors to match the existing are proposed, with the rear elevation to feature 2no. matching composite patio doors. The proposal will be finished in matching masonry to the exterior.

### **Consultations**

None required.

### **Representations**

This application has been publicised by letters sent to 12no. neighbours. One letter of support has been received and can be summarised as follows:-

- Drains at no.28 Badby Wood have collapsed previously, and access was required by United Utilities to resolve. It is requested that the applicant is made aware of potential drainage and utility access issues.

### **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.

### **Knowsley Local Plan Core Strategy (January 2016)**

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

### **Saved Policies - Knowsley Replacement Unitary Development Plan (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 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**

The main considerations for this application are:

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

### **Compliance with Householder Development SPD**

#### **Proposed Single Storey Side Extension**

The proposal would be constructed in matching materials and there are no windows proposed to the side elevation. Whilst a flat roof is proposed, this would appear similar to the low pitch roof profile of the existing attached side garage. Moreover, given that the proposal will be built close to the shared boundary with no.28 Badby Wood, it is considered that a flat roof, in these circumstances, would be appropriate in reducing the proposal's impact upon loss of light and overshadowing to this neighbour. The proposal will also feature a forward projection. However, this would be in line with the front elevation of the existing front porch and given the set back positioning of the application dwelling, the impact of the forward projection upon the wider street scene is deemed to be acceptable. The proposed single storey side extension will therefore be in accordance with the guidelines of Part 7.3 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 single storey rear extension will therefore be in accordance with the guidelines of Part 7.4 of the Householder Development SPD.

### **Neighbouring Amenity**

#### No.28 Badby Wood

No.28 Badby Wood is the detached dwelling to the southwest and the proposed extensions will be sited close to the shared boundary with this property. However, there are no openings proposed to the side elevation facing towards no.28 and therefore, the impact in terms of loss of privacy or direct overlooking is deemed to be minimal. The positioning of the proposed extensions will also be set to the north, approximately 3m away from the dwelling of no.28 and therefore, any loss of light to this property is also considered to be limited. Moreover, the proposal's impact in terms of overshadowing to this neighbour's rear garden is viewed as being minimal, given that the proposal is for a single storey development, with a flat roof, which will be well screened by the existing boundary fence.

#### No. 24 Badby Wood

No.24 Badby Wood is the adjoining semi-detached dwelling to the east. The proposed single storey rear extension would be built close to the shared boundary with this neighbour. However, a small gap of 0.45m would be provided and as detailed above, the proposal would meet the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid causing overshadowing, loss of outlook or loss of privacy. There are also no openings proposed to the side elevation facing towards no.24 and the proposed rear extension is not considered to have any greater significant impact than the existing rear conservatory. The proposed development is also for a single storey development with a flat roof, and the existing boundary fence will provide a degree of screening. Moreover, it is not considered that the proposed side extension would have an impact upon this neighbour's residential amenities, given that it would not be highly visible and would be fully screened by the application dwelling.

#### No. 3 and no. 4 Highwood Court

No.3 and no.4 Highwood Court are the adjacent pair of semi-detached dwellings to the rear. The proposed extension will feature two sets of glazed rear patio doors which will face towards no.3 and no.4. However, these will be distanced over 16m away from the main rear elevation of these neighbours' properties and the existing rear boundary treatment 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 considered to have less of an impact than the existing rear conservatory, given that the amount of clear glazed areas will be significantly reduced.

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 Unitary Development Plan, and the Householder Development SPD.

A neighbouring representation was received requesting for the applicant to be made aware of potential drainage and access issues, as the neighbouring property at no.28 Badby Wood had experienced collapsed drains. However, the Local Planning Authority considers this to be a private matter which should be dealt directly with the relevant utilities' provider should any drainage or access issues occur.

### **Design and Visual Amenity**

The proposed extensions are considered to appear proportional and subordinate to the main dwelling. The proposed side extension would be highly visible from Badby Wood. However, it would replace the existing attached side garage and would therefore, not appear as an incongruous addition given the existing development. There are also many properties within the vicinity which feature single storey side and rear additions and the proposal is deemed to appear in keeping with the character of the existing developments within the surrounding area. Whilst a flat roof is proposed, it is considered that this roof design would reduce the overall height and massing of the proposal, ensuring that it does not appear as overbearing development. The extension would also feature a forward projection. However, this would be in line with the front elevation of the existing front porch. The proposed extensions are also proposed to be finished in matching materials and this will be secured by way of a condition. 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 Unitary Development Plan and the Householder Development SPD.

### **Access, Parking and Highway Safety**

The proposal would result in the loss of the garage and would create an additional bedroom at ground floor, resulting in the application property becoming a 3no. bedroom dwelling. However, the internal dimension of the existing garage (4.6m x 2.4m) is currently too small to constitute as a garage space (5.5m x 2.75m as specified within the Householder Development SPD) and is currently used for the storage of a motorcycle only. This storage use for a motorcycle would be retained within the proposed side extension and the proposed plans also indicate that the existing driveway would be retained for the parking of 2no. vehicles. This would achieve the parking standards contained within Appendix A of the Ensuring a Choice of Travel SPD, which requires 2no. spaces for a 3no. bedroomed dwelling. It is considered, therefore, that 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 Unitary Development Plan, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

### **Waste Management**

The application property has an existing attached side garage which extends up to the side boundary. The proposed side extension would be of the same width as the existing and therefore, no 1m gap will be provided to the side. Notwithstanding this, the waste and recycling bins are currently stored to the front of the site and the waste storage arrangements will remain as existing. The proposal is therefore deemed to be acceptable in terms of waste management, in accordance with the Householder Development SPD.

### **Conclusion**

The application is for an extension to an existing dwellinghouse within a Primarily Residential Area and the principle of the proposal is considered acceptable. The proposed development 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 |
|---------------|---------------|---------|------------------------|
| 09/07/2024    | PP-13229295v1 | -       | Location Plan          |
| 10/07/2024    | 002           | -       | Block Plan             |
| 10/07/2024    | 001a          | -       | Exist/Prop Plans       |

**Signed Case Officer<sup>1</sup>:**     **Kim Vo**

**Signed Authorising  
Officer<sup>2</sup>:**

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**Date:**

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<sup>1</sup> 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

<sup>2</sup> 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