

<u>APPLICATION NO:</u>	24/00235/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Quarry Bank, Northwood, Kirkby		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION WITH SINGLE STOREY EXTENSION TO THE FRONT AND REAR (DEMOLITION OF DETACHED GARAGE, FRONT PORCH AND CONSERVATORY)		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION: Primarily Residential Area

Site Description

The application relates to an existing 4-bedroom semi-detached dwelling located at the top of a cul-de-sac on Quarry Bank, Kirkby.

Immediately to the rear and partly to the side boundary with the application site sits Old Rough Park. Other residential dwellings are located to the north-east and opposite on Quarry Bank. The site is surrounded by other residential dwellings.

The application property currently benefits from a detached garage to the side; it has a conservatory to the rear and a single storey front extension.

The site is enclosed by a high-level brick wall to the side with concrete post and panel fencing to the rear with a low-level brick wall and railings to the frontage. Vehicular access gates leading to a hard standing accessed off Quarry Bank is provided to the site frontage.

Proposal

The application proposes a 'wrap around' extension comprising of a two-storey extension to the side and single storey extension to the rear and front of the dwelling. The development would involve the demolition of the existing garage, conservatory and front extension / porch to make way for development.

The extension would provide accommodation comprising of a new front entrance, play room, utility and shower room, open plan dining and seating area at ground floor. The first floor would provide a fifth bedroom within a Master suite incorporating dressing space and en-suite bathroom.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 7 neighbours. It has also been advertised by Site Notice. No representations have been received.

Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s.

Planning History

APP. NO: 74/05670/HIST (Alternative Ref: K/APP/5804)
PROPOSAL: FRONT PORCH AND NEW ENTRANCE
DECISION: Granted
DECISION DATE: 13 March 1981

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

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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)

Ensuring a Choice of Travel SPD (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

Principle of Development

The site lies within a Primarily Residential Area on the Local Plan Policies Map. The principle of allowing the extension of an existing dwelling which is within a residential area is generally acceptable in principle subject to compliance with planning policy and guidance.

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 proposed ground floor would form a 'wrap around' extension that would be to the front side and rear of the dwelling. The extension at the front would project 1.25 m from the main front elevation of the host dwelling. The extension would extend 4 m out from the side and wrap around the rear elevation to project 3m out from the existing rear elevation. The ground floor element would extend a width of 10.02 m across the front, 12.79 m wide across the rear and it would have an overall depth of 10.86 m at the side.

Amenity Space

The property has an enclosed private garden to the rear retaining in excess of 10 m in depth from the rear extension to the rear boundary. Adequate room about the dwelling would be maintained to provide satisfactory levels of private amenity space.

Parking Provision

The proposed extension would result in the loss of land to the side and front currently given over to a garage and partly to in-curtilage parking. The proposed development would provide 2 no. parking spaces within the curtilage. Parking provision is discussed in more detail in the highways section below.

Waste Storage (Bins)

The Householder SPD requires that adequate provision is made for access to the rear or facilities are provided to facilitate the storage of bins on the site. Approx. 2.75m would remain between the side boundary and the side extension. Bins could be satisfactorily stored to the rear of the dwelling to ensure that there would be no detrimental impact on the street scene. However, the scheme details do not identify what boundary treatment would be retained or provided to the side of the two-storey extension and this detail can be secured by condition to ensure that adequate access to the rear is retained.

Design

Front Extension

The Householder Development SPD states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area.

The front of the extension would provide a new entrance and hallway. It would have a sloping pitched roof above the porch which would be hipped into mono-pitched roof sloping up to the front elevation of the dwelling and the 2-storey extension. The entrance would have double access doors with an apex window above. Two windows would be inserted within the front elevation which are of similar design and proportions to the host dwelling.

Two-Storey Side Element

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing effect. It advises that a minimum of 1m should be preserved between the extension and the party boundary to the side of the property, or the front wall of the first floor extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This arrangement may be relaxed if, because of a staggered or irregular arrangement of dwellings.

The 2-storey extension would be set off the northern boundary by approx. 2.75m. The first floor would also be set back 500mm from the immediately adjoining part of the existing front elevation and would satisfy the above requirements.

Corner Plot

The Householder SPD stresses that particular attention should be paid to the design of extensions on corner plots...*Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.*

The extension would be set off the side boundary by 2.75 m. It would be sited in excess of 12 m from neighbours facing the gable. The site does not hold a prominent position in the street scene as it is located at the end of a cul-de-sac. The development would have an acceptable impact on the street scene.

Single Storey Rear Element

The single storey extension at the rear would project 3 m from the rear of the host dwelling and extend the entire width of the host dwelling and also the two-storey side extension resulting in a width of 12.79m. It would have a mono-pitched roof attaining a maximum height of 3.82 m and incorporate 3 no. rooflights within the roof slope.

Scale

The host dwelling is 8.94 m wide and the 2-storey extension would have a width of 4m at the side, this has been reduced from 5 m in amendments to the proposal. The roof design would echo that of the host dwelling and would be set at approx. 90mm lower than the ridge of the host dwelling. Amendments were sought to increase the drop in the ridge of the extension, however, due to the shallow pitch of the roof of the host dwelling this did not result in an aesthetically pleasing design and would have also resulted in issues with the construction. Whilst the design has been amended to reduce the width it was considered that the drop in the ridge height should revert to the original height as this would result in a more acceptable outcome in terms of design. The depth of the front extension has also been reduced from 2.0m to 1.24 m to the front.

The proposed development, as amended would result in a reduction in the scale of the development and a proposal which would now appear more subservient to the host dwelling due amendments to the overall scale and design. The form, scale and massing of the extension are now acceptable.

Roof Design

The Householder SPD advises that when considering the roof of an extension, the main dwelling and similar nearby dwellings should be a guide. The host property has a tiled duo-pitched roof with a shallow pitch. The design of the proposed development would echo that of the host dwelling and is considered to be of acceptable design.

Fenestration

The Householder SPD advises that the way in which openings are designed within extensions is a key consideration. It is proposed to insert windows at ground and first floor to the front elevation, the proposed entrance porch would incorporate double doors with an apex glazed element above.

Amendments have been made to include a first floor bathroom window into what had previously been presented as a blank gable. Large bi-folding doors and smaller windows are proposed to the ground floor rear serving the Kitchen / seating area, utility room and shower room and at first floor; 2 no. windows would serve the proposed en-suite and dressing room. 3 no. roof lights are proposed within the roof slope of the dining / seating area at the rear.

The external appearance of the openings and windows are sufficiently proportioned and it satisfactorily reflect the character of the original dwelling.

Materials

The existing dwelling is constructed in facing brick with a rendered panel at first floor to the front elevation with white UPVC windows and tiled roofing.

The submitted plans show that the host dwelling would be rendered across the front elevation. It is proposed that the render would be follow through around the side of the dwelling and across the front first floor of the two-storey extension. It is also proposed to render the first floor of the rear of the host dwelling and the first floor rear

of the two-storey extension. This would see all new ground floor extension and the new gable elevation constructed in brick.



The existing dwelling is currently part render and the front extension is constructed in brick. The brick matches that of the host dwelling and is set adjacent to brickwork in its positioning at ground floor level.



Para. 6.10 of the Householder Development SPD requires that normally the Council will require that materials for an extension should generally be the same or similar as on the main dwelling.

The proposed external brick finish would, in parts, result in a contrast to render, however, it is considered that this would not be an unacceptable contrast and the part brickwork and part render finish to external walls across the site would not be deemed to significantly present such a harmful design in this location to warrant refusal of planning permission. Moreover, the wider streetscene and locality includes properties with contrasting render and brickwork.

Streetscene

Generally, the appearance would harmonise with the original property and as such, the proposed extension would not harm the character and appearance of the host property or the area and is considered acceptable.

Conclusion on Layout and Design

On balance, the proposed development would result in a development which would be acceptable in terms of its form, scale and massing which given the amendments would appear subordinate to the host dwelling and which would not disrupt the symmetry of the pair of a semi-detached dwellings. The development complies with the NPPF, Core Strategy Policies CS2 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 1 Quarry Bank

No. 1 is the adjoining semi-detached dwelling. The neighbouring property is not extended to the rear, there is an existing wall along the common boundary.

The two-storey extension would be located on the gable and would not extend beyond the rear of the existing rear elevation and would not impact on the adjoining property.

The Householder Development SPD advises that single storey rear extensions are acceptable in principle up to 4m in depth. The single storey extension to the rear would project 3 m from the rear and would be 150mm off the common boundary. This would be within the acceptable limitations set out in the SPD.

The Householder SPD requires that extensions to the front should not unacceptably obstruct the outlook of neighbouring dwellings or detract from their privacy. The front extension would be set approx. 2.93m off the common boundary and would project 1.23 from the front elevation. The extension would not cross a 45 degree line from the neighbour's nearest habitable window.

Taking the above matters into consideration there would be no adverse effect to residential amenity of No. 1 Quarry Bank

Nos.5 and 7 Quarry Bank

These properties are located to the north of the application site and face the side boundary of the application site. They are located approximately 14 m - 15 m respectively from the application boundary.

A bathroom window is proposed to the side elevation of the two-storey extension. To ensure that there is no overlooking or loss of privacy to those dwellings it is proposed to secure that obscure glazing and high level opening is applied and this could be secured by condition if planning permission is granted.

As such the development would not have any adverse impacts on these dwellings.

Roughouse Cottage, Daleside Road

The application site shares part of its rear boundary with the side boundary of this property. Given the distance and the juxtaposition of the dwellings it is not considered that there would be adverse impacts on the amenity of this neighbouring dwelling.

Conclusion on Residential Amenity

Having regard to the above factors, on balance, it is not considered that the proposal would have unacceptable impacts on residential amenity and the development therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Highways Considerations

The Householder SPD notes that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

The host dwelling is currently a 4-bedroomed property and the proposed development would result in an uplift in bedrooms to five. Existing parking takes the form of a driveway which can accommodate 1 no. vehicle in front of a detached garage. Parking standards of the *Ensuring a Choice of Travel SPD* indicate that, in this location, a dwelling with 4 or more bedrooms should provide a maximum of 3 off street parking spaces. These are, however, maximum standards.

The development would result in loss of the existing detached garage. The Householder SPD states that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m are required as count towards a usable parking space. The existing garage does not meet the required dimensions and as such not counted as existing parking provision.

2 no. parking spaces would be provided therefore seeing an uplift in usable parking spaces on the site. In this instance it is considered that having regard to the above the development would not result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents.

In conclusion, with regard to highway considerations, the proposed development would comply with the NPPF, saved Policies H5 and H8 of the UDP; Policies CS2, CS7 and CS19 of the Core Strategy; the *Ensuring a Choice of Travel SPD* and the *Householder Development SPD*.

Conclusion

On balance, having regard to the amendments secured, the proposal would be

acceptable in terms of design, residential amenity and Highways and complies with UDP and Local Plan policies, in particular: UDP Saved Policies H5 and H8 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy together with the Council's Householder Development and Ensuring a Choice of Travel SPDs. The application 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) Notwithstanding any description of materials in the application and indicated on the approved plan *Proposed Elevations* Dwg No. A104 Rev. B received 19 November 2024, no above ground works shall be commenced until precise scheme details / specification of the external facing brick and render to be used on the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. Such details shall include but not be limited to the type, colour and texture.

The development shall be carried out only in accordance with the agreed details and the materials to be used on:

- The roof;
- Windows/ doors;
- Soffits and fascias; and
- Rainwater goods / soil pipes

shall match those of the host dwelling 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) The window serving the first floor en-suite bathroom in the gable elevation of the two-storey side extension hereby permitted shall be glazed in obscure glass to a level equivalent to Pilkington Level 3 or above (or nearest equivalent standard) and shall be non-opening up to a minimum height of 1.7 m above the internal floor level of the room in which it is installed. The window shall be retained as such thereafter.

Reason: To safeguard against overlooking and loss of privacy of neighbouring properties in the interests of the amenity of the occupiers of neighbouring

properties and to comply with the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

- 5) The development hereby permitted shall not be occupied until the parking shown on the Existing and Proposed Site Location Plans Dwg. No. A100 Rev. A received 14 October 2024 has been provided.

The hard surface shall be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

That area shall thereafter be kept available at all times for the parking of vehicles.

Reason: To ensure adequate off-street parking is provided in the interests of highway safety and to comply with the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, the Householder Development SPD (2016).and the Ensuring a Choice of Travel SPD (2010).

- 6) Prior to the first occupation of the development hereby permitted precise scheme details of a boundary treatment to secure the site between the two-storey extension and the side boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt, the scheme details shall ensure that adequate access is provided to allow for the provision of storage of refuse / recycling bins within the rear of the site and to facilitate their collection.

The development shall be carried out only in accordance with the agreed details and retained thereafter.

Reason: In the interests of visual and residential amenity and having regard to the National Planning Policy Framework, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 saved policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006; Policy WM 9 of the Joint Waste Local Plan (2013) and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/10/2024	A100	-	EXISTING AND PROPOSED SITE AND LOCATION PLANS
14/10/2024	A103	-	PROPOSED FLOOR PLANS
19/11/2024	A104	REV. B	PROPOSED ELEVATIONS

<u>Signed Case Officer¹:</u>	<u>M Wishart</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>25 November 2024</u>

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

- 1) It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com.

Contd...

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



