

<u>APPLICATION NO:</u>	22/00418/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	
<u>LOCATION:</u>	67 Highfield Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas (North Huyton Action Area)

Primarily Residential Area

Site Description

The application relates to a three-storey dwelling with attached garage located at the head of a cul-de-sac at 67 Highfield Road, Huyton. The property is on a modern established residential development.

Proposal

The application seeks permission for the erection of a single storey extension to the rear. The extension would provide kitchen accommodation. It would be set off the common boundary to both sides by 150mm, project between 4.00 and 4.23 m from the existing rear elevation and would extend 7.32 m wide across the width of the house and existing garage. The extension would have eaves height of 2.68 m and would reach a maximum height of 3.9 m.

The proposed roof would present a mono-pitch to the side adjacent to No. 69 whilst the roof would be hipped to the other side. The roof design has been amended to address concerns over the resulting height and design of the roof pitch along the boundary with No. 65. It was previously intended to provide a sloping roof continuing the steep pitch of the existing garage.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 8 neighbours. Amended plans have been received and in this instance, it was considered that the proposed amendments constitute substantial differences. The Local Planning Authority has re-consulted in order to make sure 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.

No representations have been received.

Planning History

APP. NO: 10/00107/FUL
PROPOSAL: ERECTION OF 14 NO. DWELLINGS (SUBSTITUTION OF HOUSE TYPES TO PLOTS 335-340, 345, 349, 354, 355 AND 358-361 APPROVED UNDER PLANNING PERMISSION 06/00746/FUL)
DECISION: Granted
DECISION DATE: 21 July 2010

APP. NO: 06/00746/FUL
PROPOSAL: ERECTION OF 391 RESIDENTIAL UNITS (USE CLASS C3) FOLLOWING THE DEMOLITION OF 9 HOUSES, 1 SHOP UNIT AND BEECHWOOD PRIMARY SCHOOL TOGETHER WITH NEW ACCESS JUNCTION TO KNOWSLEY LANE
DECISION: Granted
DECISION DATE: 24 November 2006

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

CS9 – Principal Regeneration Area – North Huyton and Stockbridge Village

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)

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

Layout and Design

The host property is a three-storey linked semi-detached, attached to the neighbouring property (No. 65) by adjoining garages. The garage is set back off the highway with space for a car to the front of the garage.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces and that they should be constructed in materials and style to match the original dwelling as well as having a pitched roof for aesthetic reasons.

The garage would be retained for parking and the proposed extension would provide a new kitchen. It would have patio doors and a window to the rear elevation, there would be no openings to the side elevations and there would be an internal door leading from the rear of the garage into the extension.

The property is brick facing with grey roof tiles and white uPVC windows and the extension would be constructed in brick work; roof tiles and windows to match the existing dwelling as such, the proposal is considered to be in keeping with the character of the host property.

The Householder SPD requires that proposals should ensure that adequate provision is made / retained for refuse collection and recycling...*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.* Bins are currently stored within the rear garden with access currently gained through the garage for kerbside collection. The resulting extension would remove the option to store bins to the rear without bringing wheeled bins through the kitchen extension. However, if the garage,

as originally built, was being used for its intended purpose this would remove access to the rear and it is therefore considered that the situation would be no worse than currently exists. For this reason, it is not considered reasonable or practical to require the applicant to provide a bin store at the front of the dwelling.

Adequate amenity space would be retained to the rear of the property. The extension would be of an acceptable scale and the design is considered acceptable. The extension would not have a detrimental impact on the character of the existing property. It would not be visible from the street and would not therefore have an impact on the wider street scene.

Residential Amenity

No. 65 Highfield Road

The proposed extension would be adjacent to the common boundary with No. 65. The properties are linked by attached garages to the side. The extension would project 4.23 m, 150mm off the boundary. The Householder SPD states that “a single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only be permitted if it does not breach the 45-degree rule.”

The application does not show a 45-degree line; however, the neighbouring property is a mirror image of the host dwelling and Officers can assess that given the mid-point of the neighbour’s nearest habitable room would be approximately 5.3 m off the boundary, the proposed extension would not cross a 45-degree line taken from the middle of the neighbour’s window.

It is considered that the development would not have a detrimental impact on outlook or appear overbearing from the neighbouring property and as such would not result in adverse impacts to residential amenity in relation to this property.

No. 69 Highfield Road

No. 69 is the adjoining semi-detached property. The Householder Development SPD states that single storey rear extensions will be considered generally acceptable if they do not project more than 4m from the rear elevation of the property. The rear aspect of the development would project 4 m from the existing rear elevation of the host property and is therefore would be within the parameters set by the SPD. As such, it is considered that the proposed development would not result in adverse effects to residential amenity of the neighbouring dwelling.

No other properties are considered to be affected by the proposed development.

Highways

The on-site parking provision would not be affected by the development. As such, it would not cause adverse impacts to highways safety and is therefore acceptable.

Conclusion

The proposal is acceptable in regard to its layout and design and would not be detrimental to the visual amenity of the area in general or residential amenity of the neighbouring properties. The proposal would comply with the Householder SPD and relevant planning policies and is it is therefore recommended for approval.

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 building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2021), 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/08/2022	W.22/55/02AA	-	PROPOSED PLANS
26/08/2022	W.22/55/04A	-	PROPOSED ELEVATIONS, SECTIONS
19/08/2022	-	-	LOCATION PLAN (SCALE 1:1250)

Signed Case Officer:

Maxine Wishart

Signed Authorising Officer:

Alan Kilroe

Date:

6 October 2022

Informatives

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

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

Appendix 1 – Site Photographs



