

<u>APPLICATION NO:</u>	22/00223/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	16 Lancaster Avenue, Whiston, Knowsley		
<u>PROPOSAL:</u>	RETROSPECTIVE APPLICATION FOR PART SINGLE STOREY AND TWO STOREY SIDE EXTENSION TO SIDE OF DWELLING		

KNOWSLEY POLICY PROPOSALS MAP –

Primarily Residential Area

Site Description

The application property comprises an end terraced dwelling located within a row of three brick built hipped tiled roofed dwellings at the turning head to the northwest end of Lancaster Avenue. The property is located within a residential area with other dwellings surrounding the property on Lancaster Avenue.

The site is bounded to the rear by hedging which defines the common boundary with Stadt Moers Park. The application site is open to the front elevation contained by low level timber fencing to either side boundary at the front.

As well as the two-storey extension that the application relates to, there is a single storey extension to the rear of the host dwelling; a front porch and a detached garage to the side which sits along the common boundary with the neighbouring property, No. 17 Lancaster Avenue. No. 17 also has a detached garage adjacent to the site boundary and benefits from a single storey extension to the side.

The property is brick built with white uPVC windows throughout.

Proposal

The application seeks permission for the retention of a two-storey extension to the side of the dwelling. The extension does not extend beyond the rear elevation of the host dwelling and is set back from the principal front elevation both at ground floor and first floor level, this is to take account of the angle at which the dwelling sits on the plot.

The extension subsumes the corner of the single storey extension to the rear and side granted permission in 2014 (14/00397/FUL).

The ground floor element incorporates a small single storey feature to the front which measures 1.23 m by 0.80 m. This has a mono-pitched roof and allows access to a reconfigured staircase that has been moved to within the two-storey extension.

The two-storey element has dimensions at its widest point of 3.70 m wide by a depth of 5.54 m. It is set back off the front elevation by 1.47 m. The extension provides dining room accommodation and stairway access at ground floor with re-positioned staircase and third bedroom with walk-in closet and en-suite bathroom at first floor.

Consultations

Whiston Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 8 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

APP. NO: 14/00397/FUL

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO REAR AND SIDE ELEVATIONS

DECISION: PER

DECISION DATE: 21 July 2014

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 (2023)

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

JOINT WASTE LOCAL PLAN (2013)

WM9 – Sustainable Waste Management Design and Layout of New Development

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

The site is located within a Primarily Residential Area. As such, an extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

Amenity Space

The property benefits from quite a substantial garden to the rear due to its corner plot location. The extension leaves adequate room to the rear of the dwelling to avoid a cramped appearance within the plot and that adequate private amenity space is maintained.

Waste Storage Bins

The Householder SPD states that 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. 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.

The gap between the extension and the side boundary is not wide enough to enable wheeled bins to be stored at the rear of the property. The applicant stores bins to the front of the extension. Whilst the SPD indicates that secure bin stores would need to be provided, it is considered that in this case as the bins can be tucked away behind the porch and set back from the street. In addition, it appears that neighbours house bins to the front, so, in this instance it is not considered necessary to secure a bin store.

Parking

Both the extension and a front porch restrict access to vehicles to the rear detached garage and parking previously provided at the side of the dwelling. The porch appears to have been built in excess of 4 years ago according to the applicant and this appears to be evidenced on Google Earth Maps which show a structure to the front of the dwelling in June 2018.



Google Earth 25/06/2018

The layout results in one usable parking space to the front of the dwelling. The parking provision is discussed further below in the Highways section of this report.

Design

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.

The layout of the development reduces the scale and any impact on the street scene due to the position and by incorporating a substantial set back.

Streetscene

The location of the dwelling means that the extension is not readily visible from the streetscene. As a result, the extension has acceptable impact on the streetscene.

Overall, the development includes materials that match the host dwelling in terms of the design and finish including the brickwork, roof tiles and windows and does not appear incongruous within the context of the wider street scene. The development is acceptable in terms of layout and design.

Residential Amenity

No. 15 Lancaster Avenue

No. 15 is the attached terraced dwelling. The extension does not extend to the rear of the host dwelling and as such it does not impact on this neighbouring property.

No. 17 Lancaster Avenue

No 17 has planning permission for the erection of a two-storey extension together

with a single storey rear extension, installation of 2 no. first floor windows (1 no. front and 1 no. rear) and removal of first floor (side window) granted in March 2022 (Ref: 22/00022/FUL). Works have commenced on that development.

Due to the juxtaposition of the extension under consideration and the extended neighbouring property, it is not considered that there is any detrimental impact on either the occupiers of the host dwelling or No. 17. The extension does not result in it being overbearing, loss of light or overlooking concerns.



Extract Proposed Site Plan 22/00022/FUL – 17 Lancaster Avenue

Opposite side of Lancaster Avenue

The host dwelling is sited 25 m from other properties located the opposite side of Lancaster Avenue. Due to the set back of the extension, the windows contained within the front elevation are even further away than those of the original dwelling. Satisfactory interface between the dwellings is achieved to ensure no impacts on those dwellings.

It is not considered that the residential amenity of neighbouring properties is unduly affected by the extension.

Highways

The application property was a 2- bedroom dwelling and the extension results in the addition of one additional bedroom. The Council's maximum parking standards are set out in the Ensuring a Choice for Travel SPD. This states that 3 bedroom properties should provide for 2 no. in curtilage parking spaces.

The applicant's agent has provided sketch plans and tracking in an attempt to demonstrate that 2 no. vehicles could park within the site curtilage. However, it is not considered that this satisfactorily shows that 2 no. vehicles could park having regard to the angle of the vehicle access and space available. Realistically, only one parking space could be adequately provided in-curtilage.

The Council's Householder SPD states 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 will not be acceptable.

Whilst the extension would see the introduction of an additional bedroom the pre-extension parking provision would remain as before it was built. It is noted that due to the terraced nature of the surrounding dwellings there are a number of other dwellings that have only one parking space, or in the case of No. 18, no in-curtilage parking. Having regard to the Council's SPD, it is considered that the site circumstances would not result in severe parking and highway safety concerns that would warrant refusal of planning permission in this instance.

Accordingly, it is officer's view that there would be no adverse effects to highway safety as a result of development.

Conclusion

The extension is considered to be of an acceptable scale and design. It does not unduly affect the visual amenity of host property or the streetscene or have any significant impacts on the residential amenity of neighbouring properties. Having regard to the existing parking provision and highway conditions it is not considered that the development is detrimental to highway safety.

As such the proposal complies with the NPPF, relevant Core Strategy Policies and Saved Policies of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

Recommendation

That planning permission will be granted subject to the following condition(s):-

1. 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/04/2022	2103A1-001_B	-	LOCATION PLAN
11/04/2022	2103A1-004	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **M Wishart**

**Signed Authorising
Officer²:** **K Foster**

Date: **30 November 2023**

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 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

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

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Appendix 1 – Site Photographs



Imagery Google



Image Capture Nov 2022 Google

