

Regeneration and Economic Development Department

APPLICATION NO: 22/00319/FUL

APPLICANT: Mr and Mrs Gower

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR/SIDE EXTENSION (DEMOLITION OF EXISTING EXTENSION AND OUTBUILDING)

LOCATION OF SITE: 10 Thingwall Avenue, Huyton, Knowsley, L14 5PD

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Development

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. One representation has been received raising a potential concern over the proposed works rather than an objection. The consultation response highlights the loss of the existing outbuilding which forms the property boundary between the two properties requesting a fence to be erected of the same standard and design as the existing fence shared at the boundary. The Council's response to this concern is set out later in this report.

Further, concerns are raised with regard to the potential for asbestos located in the roof of the outbuilding which is proposed to be demolished. This is not a planning issue and separate legislation exists which will require the applicant to undertake removal works to ensure its safe disposal should asbestos be found on site. Notwithstanding this, it is advised that the applicant obtain a demolition survey which identifies any asbestos-containing materials (ACM) and that a specialist asbestos removal contractor is employed to remove any ACMs should they be identified on site.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the erection of a single storey rear and side extension located at 10 Thingwall Avenue, Huyton.

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The property benefits from an existing single storey rear extension measuring 3.1m in depth and 3.1m in width. As part of the proposals, the applicant is seeking to demolish the existing single storey rear extension together with the existing outbuilding located at the rear of the property boundary and replace it with a single storey side and rear extension measuring 3.5m in depth and spanning a total width of 7.6m partially connecting to the neighbouring rear storey extension at no. 8 Thingwall Avenue. The extension would project approximately 1m from the side elevation to the property's eastern boundary and form the side extension element of the proposals. The extension would be served by a pitched roof measuring 2.5m at the eaves and 3.7m at its highest point and will include two Velux windows. The rear elevation would include the provision of a new window and combination frame, door and windows.

Internally, the proposed extension would provide a new kitchen and pet/play room.

RELEVANT PLANNING HISTORY

No planning history associated with the site.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

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

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

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.

DESIGN

The existing dwelling currently consists of masonry walls with a rendered finish externally. The proposed materials and finish will be of a masonry cavity wall construction with render and painted finish to match the existing finish. The application seeks to alter the roof design on the existing single storey rear extension to provide a lean to roof and mono-pitch roof over the side extension including interlocking concrete roof tiles to match the existing.

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The proposed development would be faced in materials which match the existing property and is therefore considered to be in keeping with the scale and appearance of the property. Due to the proposed extension's location at the rear of the property and that the side element would be largely screened by the existing double doors located at the property's side elevation it is not considered that the proposal would be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Single storey side and rear extension

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more than 4m from the rear elevation. The proposed single storey rear projects 3.5m from the rear elevation of the original dwelling house.

The proposed extension would leave a separation distance of 1.2m between the side elevation of the single storey rear extension and the property boundary at no.12 Thingwall Road and would sit virtually parallel with the rear extension at no. 12. It is not considered that the proposed side and rear extension would result in having an adverse effect on residential amenity with regards to this property.

The proposed rear extension adjoins the property boundary at no. 8 Thingwall Avenue. However, no. 12 appears to benefit from a small rear extension measuring .9m with its side elevation forming the property boundary. The proposed single storey rear extension will connect to the neighbouring extension and project 2.6m from the rear elevation of the neighbouring extension at no. 8 Thingwall Avenue. As such, the proposed extension is in accordance with the Householder Development SPD and is not considered to have an adverse effect on residential amenity with regards to this property.

It is therefore not considered that the proposed extension would unduly affect the outlook/lighting to neighbouring properties.

Outbuilding

Notwithstanding the above, the application seeks the demolition of the existing outbuilding located at the rear of the property. The existing outbuilding forms the property boundary with no. 12 Thingwall Avenue and its loss raises the potential for significant adverse effects to residential amenity to no. 12.

The Local Planning Authority has engaged with the applicant to discuss boundary treatments associated with the demolition of the existing garage. The applicant has confirmed their intention to erect a new fence when the existing garage is demolished. To ensure this, a condition should be placed on the application to erect an appropriate boundary fencing to ensure residential amenity and privacy is maintained.

HIGHWAYS

Adequate parking spaces will be retained as part of the development proposals within the curtilage of the property boundary. As such, the proposals would not result in having an unacceptable impact on the public highway network and is therefore considered acceptable.

OTHER ISSUES

An objection has been received raising concerns about an asbestos roof, but this is not material planning consideration.

CONCLUSION

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

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RECOMMENDATION:

That planning permission will 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 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 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 existing fencing to the side boundaries of no. 12 shall be retained and following the demolition of the existing outbuilding, new fencing along the side boundaries of no. 12 shall be provided along the property boundary. The new fencing to be provided should be of close boarded design no lower than 1.8m and no greater than 2.0m in height and should be retained in perpetuity.

Reason: To protect the privacy of the occupants of adjacent residential property and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 Saved Policies H8, and DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26.05.2022	10TA/SP08	-	SITE PLAN
26.05.2022	10TA/01	-	FLOOR PLANS AS EXISTING AND PROPOSED
26.05.2022	10TA/02	-	ELEVATIONS AND SECTION AS EXISTING
26.05.2022	10TA/03	-	ELEVATIONS AND SECTIONS AS PROPOSED
26.05.2022	10TA/SP01	-	LOCATION PLAN

J Fleming
01.07.2022

Alan Kilroe
12 July 2022

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