

Regeneration and Economic Development Department

APPLICATION NO: 22/00148/FUL

APPLICANT: Kwesi Ackah

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 38 Blundell Road, Prescott, Knowsley, L35 7NH

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

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

DQ4 - Trees and Development

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

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.

RELEVANT PLANNING HISTORY

04/00787/FUL

Erection of 84 dwellings.

Granted - November 2004

05/00450/FUL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Substitution of house types to plots 10, 12-18, 30-32, 37, 39, 46, 48, 49, 52, 54-56, 58-60, 62,65,67, 71-73, 77, 78, 80, 83 & 84 (as previously approved under application no. 04/00787/FUL).

Granted - September 2005

ISSUES AND ASSESSMENT:

SITE AND SURROUNDINGS

The application relates to a terraced property within a row of 4 no. dwellings on Blundell Road, on a residential estate in Whiston.

PROPOSAL

The application seeks consent for the erection of a single storey extension to the rear of the dwelling.

POLICY CONSIDERATIONS

The application site is identified in the main as a Primarily Residential Area on the Knowsley Local Plan: Core Strategy Policy Proposals Map.

A domestic development would be acceptable in principle subject to compliance with relevant Local Plan policies and guidance.

The key policies for the determination of this application are Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy. The Householder Development SPD is also a material consideration.

The proposal complies with relevant planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The extension would have a tiled mono-pitched roof incorporating 2 no. opening roof lights. It would be brick built in brickwork to match the existing dwelling with bi-folding doors across the rear elevation in white uPVC.

The proposed design would be acceptable, and the extension would be subordinate to the existing dwelling. Access to the rear of the property would not be impeded by the extension and adequate amenity space would be retained to the rear.

The proposed development does not raise any issues relating to access.

The proposal does not raise any concern relating to crime.

HIGHWAYS

The development would not result in a greater demand for on-street parking within the area. The proposed development would have no impact on existing parking provision.

The proposal does not raise any highway related considerations.

RESIDENTIAL AMENITY

The host dwelling sits at the end of a terraced row of 4 no. two-storey dwellings.

The Council's Householder SPD states that a single storey extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4 m from the rear of the existing dwelling.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

36 Blundell Road

The application dwelling is attached to no. 36 Blundell Road. There is an existing 1.8 m high timber fence along the common boundary. It is proposed that the extension would be set off the common boundary with that property by 880 mm.

The extension would project 3.38 m from the rear elevation of host dwelling. The mono-pitched roof would attain a maximum height of 3.32 m.

7 Redstone Way

The host dwelling is sited adjacent to No. 7 Redstone Way. Each of the properties has a 1m wide passageway to the side separating the dwellings. There is an existing timber fence of approximately 18.m high along the common boundary. No. 7 Redstone Way is set forward of the host dwelling by approximately 520 mm. The proposed extension would protrude approximately 3.9 m from the rear of the neighbouring dwelling. The nearest window to the common boundary with the application site is a small cloakroom window within a small outrigger to the rear.

Conclusion on Residential Amenity

The proposed development does not exceed the specified parameters that the Council's Householder Development SPD advises are acceptable. The development would not therefore result in unacceptable impacts on the amenity of neighbours.

OTHER ISSUES

Arboricultural Considerations

The application site is located within an area covered by Tree Preservation Order referenced 93/00002/TPO. However, there are no trees within or immediately adjacent to the application site that would be impacted by the development.

The proposal would not conflict with policies CS2, CS8 and CS21 of the Local Plan, Saved Policy DQ4 of the UDP, the Householder Development SPD and the Trees and Development SPD.

Contamination Considerations

The application site is identified as a *Waste Tipping Site*, the wider residential development was erected on a former quarry which was filled in during 2002 prior to the re-development. The planning permission for the wider residential development (Ref: 04/00787/FUL) required specific site investigation, remedial actions and validation of these measures to ensure that the site was suitable for a residential end use.

The Council's Environmental Health Officers have reviewed the information submitted and indicated that they are aware that the site on which the house is located was investigated when being developed, and both soil contamination and ground gas issues were found. Remedial measures were required for both, and it is therefore recommended that these matters are also addressed during any further construction works, which will require details of gas protection measures and a watching brief method statement in relation to excavation works to be submitted. These details can be secured by suitable planning conditions if planning permission is granted.

Subject to the imposition and compliance with the conditions recommended by Environmental Health, it is considered that the development can be suitably managed and the risk from land contamination to occupiers of the property and the surrounding area can be minimised and the development would comply with the NPPF, Policies CS2 and CS19 of the Local Plan and Saved Policy ENV5 of the UDP.

CONCLUSION

The proposal is satisfactory in terms of design and impacts would be acceptable. Provided suitably conditioned, the proposal complies with the NPPF, relevant Local Plan and UDP policies and the Householder Development SPD and is therefore recommended for approval.

RECOMMENDATION:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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 National Planning Policy Framework, Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- 4) Prior to the commencement of development, a scheme detailing the specific gas protection measures that will be installed as part of the development, shall be submitted to and approved in writing by the Local Planning Authority (LPA).

The scheme shall include, as a minimum, the following details:

Gas Protection Measures

- i. Justification / rationale for the selection of the proposed gas protection measures (include details on the specific gas/vapour membrane that will be used. The specification must be at least equal to that already installed under the property);
- ii. How it will be ensured that the existing subfloor void ventilation arrangements are not adversely impacted (specifically how will the new membrane be integrated with the existing gas protection measures);
- iii. How it will be ensured that the provision of subfloor ventilation is consistent with the requirements of the existing protection measures;
- iv. The name of the competent persons / company installing the membrane;
- v. How the installation of the membrane will be validated.

The development shall be carried out in accordance with the approved scheme details.

Reason: In the interests of safety and to comply with the NPPF, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies ENV5 and ENV6 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- 5) Soil cover system

- a) Prior to the commencement of development, a watching brief method statement, which covers the excavation works (foundations and services) shall be submitted to and agreed in writing by the Local Planning Authority. The method statement must include informing the Local Planning

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Authority, without delay, should any signs of visual or olfactory ground contamination be encountered during the works. The works shall proceed in accordance with the agreed statement.

- b) Should contaminated materials be encountered, no further works shall be undertaken until the developer has agreed a plan in writing with the Local Planning Authority which identifies how the materials will be managed to avoid cross contamination with soils that are to remain in situ. The works shall then be undertaken in accordance with the agreed plan.
- c) Photographic records, of the excavation works, shall form part of the watching brief method statement and used within a validation letter / report that is produced on completion of the works and submitted to the Local Planning Authority for agreement in writing. The validation letter / report must confirm either that no contamination was evident during the works, or if contamination was found, evidence of the agreed measures must be provided within the letter / report.

Reason: In the interests of safety and to comply with the NPPF, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/03/2022	22 02 L001	A	Site Location Plan
17/03/2022	22 02 P100	B	Proposed Plans / Elevations

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

Maxine Wishart

7 May 2022

Signed by

Mark Quinn

25/05/2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02