

Regeneration and Economic Development Department

APPLICATION NO: 22/00212/FUL

APPLICANT: Mr Hilton

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 58 Lyme Cross Road, Huyton, Knowsley, L36 8HA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

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:

Not applicable.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The development proposal seeks permission for the erection of a single storey rear extension to the mid terraced property located at 58 Lyme Cross Road, Huyton. The proposed rear extension would project a depth of 3.6m and span a width of 3.9m providing a new open plan kitchen diner. The rear elevation will include bi-fold doors spanning a width of 2.1m. The roof will be pitched and will measure 2.2m at the eaves and 3.1m at its highest point.

The application as originally submitted has been amended to remove the proposed window from the northern elevation to reduce the potential adverse effects on residential amenity to the neighbouring property.

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

RELEVANT PLANNING HISTORY

No relevant planning history.

POLICY CONSIDERATIONS

The site is identified as land falling within a Primarily Residential Area and a domestic extension would therefore be acceptable in principle in this location, subject to compliance with local planning policy and guidance. 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 and guidance relevant to the development proposal consist of the following:

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 Primary 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)

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 proposed development would be faced in materials which will match the existing property and is in keeping with the scale and appearance of the property. The pitched roof aspect of the proposals is in keeping with the design and character of the host dwelling as a whole and is considered acceptable in design terms.

Given the proposed development is located at the rear of the property it would not be viewable from public areas. As such, it is therefore considered that the design of the scheme would not be detrimental to the character of the street scene and is therefore considered acceptable with regards to design in accordance with the Development Plan policies referred to above.

RESIDENTIAL AMENITY

The proposed single storey rear extension would be set from the property boundaries .8m and 1.3m respectively. The Householder Development SPD generally supports single storey rear extensions up to 4m. The proposed extension would project 3.6m from the rear elevation and is therefore compliant with the Householder Development SPD in terms of scale. However, the application as originally submitted included a window to its northern elevation. The Householder Development SPD states side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling. The Council has worked proactively with the applicant who has submitted amended plans which removes the aforementioned window. As such, it is not considered that the proposed development would have an adverse impact to neighbouring property.

The development would not significantly affect the outlook or levels of light to the adjacent neighbouring properties. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

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

OTHER ISSUES

None.

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.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06.04.2022	-	-	LOCATION PLAN
23.06.2022	PL001 REV C	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

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

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

John Fleming

28.06.2022

Alan Kilroe
29.06.2022

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