

<u>APPLICATION NO:</u>	24/00432/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Church View, 2A West Street, Prescot		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE TO HABITABLE ROOM AND 2NO. REAR DORMER EXTENSIONS TOGETHER WITH LOFT CONVERSION		

Site Description

The application site is located at 2A, West Street, Prescot and is situated within an area that is designated as a Primarily Residential Area in the Development Plan. The site is located within the Prescot Town Centre Conservation Area. The application property is a semi-detached dormer bungalow and is brick facing to its front, side and rear elevations, together with white UPVC openings and grey, interlocking roof tiles.

The property benefits from a single storey side extension, a rear conservatory with a pitched, tiled roof and two dormer extensions to the front elevation. The private rear amenity area also contains a detached outbuilding adjacent the rear elevation of the dwelling and an outbuilding adjacent the rear curtilage of the property.

The front elevation of the property is south facing and is set back from the public highway of West Steet (B5200) circa 6m. The street scene comprises largely of other residential properties, with differing architectural styles. The site is within the setting of the Grade II Listed Church, Our Lady Immaculate, Vicarage Place; this is sited directly opposite the application site at a distance of roughly 38m. To the rear of the plot is a large group of trees.

Existing parking provisions for the site are provided to the front of the garage door from hardstanding. The front garden area of the plot is otherwise grassed and bounded by a low brick-built boundary wall. As existing, bins are stored within the front garden area (evidenced from the site photos and Google Maps Street View data).

The application property itself is not a Listed Building. The Local Planning Authority holds no records which evidence that Permitted Development Rights have been removed from the property. The Conservation Area overall has not had Permitted Development Rights withdrawn via an Article 4 Direction.

Proposal

The proposal seeks permission for the erection of a single storey rear extension, conversion of existing side extension (garage) to form a habitable room and two rear dormer extensions together with a loft conversion.

The proposed rear extension would have a projection of 5m and would have a width of 7.75m. This would be served by a flat roof, which would contain two glass lanterns

which would measure at a height of 3.2m at the eaves and 3.5m when measured to the proposed lanterns. The rear elevation would contain two sets of access doors and full height windows.

The two rear dormer extensions would be flat roof in design, and project out by 2.3m (2.5m when considered with the flat roof), each contain a width of 3.15m and a height of 1.7m.

The existing white garage door to the front elevation would be removed and replaced by matching fenestration and infill brickwork. Two Velux rooflights would also be installed, one to the front facing roof slope and one to the rear facing roof slope; the front rooflight would be 'conservation style'.

The proposed development would see the demolition of the existing outbuilding store adjacent to the rear elevation of the property to facilitate the rear extension. The existing chimney stack would be removed. The pitched roof of the existing conservatory would be removed and replaced with a flat roof to match and adjoin the proposed rear extension. The side facing windows of the existing conservatory would be replaced with matching infill brickwork to removed openings.

The application has been supported by a Heritage, Design and Access Statement.

Consultations

Prescot Town Council - No comments received.

Conservation & Design Officer – No objections received.

Representations

This application has been publicised by letters sent to 13 neighbours. It has also been advertised by Site Notice, which expired on 12.11.2024 and a Press Notice, that expired on 27.10.2024. No representations have been received.

Planning History

APP. NO: 03/01001/FUL

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO SIDE OF DWELLING TO FORM GARAGE AND UTILITY ROOM WITH CONVERSION OF LOFT TO FORM 2 NO. BEDROOMS WITH DORMERS TO FRONT

DECISION: GRANTED

DECISION DATE: 3 December 2003

APP. NO: 03/01016/CON

PROPOSAL: DEMOLITION OF SECTION OF WALL ADJOINING THE HIGHWAY

DECISION: GRANTED

DECISION DATE: 3 December 2003

APP. NO: 08/00598/FUL

PROPOSAL: ERECTION OF CONSERVATORY TO REAR OF DWELLING

DECISION: GRANTED

DECISION DATE: 23 October 2008

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. 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.

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
DQ5 - Development in Conservation Areas
H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016), Prescott Conservation Area Appraisal (2012) and Prescott Conservation Area Management Plan (2012) are all material considerations for the purposes of this planning application and provides additional guidance in relation to householder development and design within Knowsley Borough, more specifically the Prescott Town Centre Conservation Area.

Furthermore, Sections 72 and 66 of the Planning (Listed Buildings and Conservation

Areas) Act 1990, National Planning Policy Framework (NPPF) are material considerations during the determination of this planning application.

The site is identified as land designated as a Primarily Residential Area in the Development Plan and also within the Prescott Conservation Area. As such, the extension to a domestic 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

Core Strategy Policy CS19 states that in order to enhance the local distinctiveness, identity and accessibility of places, new development will be expected to:

- a) Respond to and integrate positive characteristics or immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;
- b) Complement and enhance (where possible), existing landscape, topography, Green infrastructure; and features of local importance and historic interest;

Core Strategy Policy CS20 stipulates that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, this means that the Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;

Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that (1) in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers

- of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Saved Policy DQ5 in the Replacement Unitary Development Plan requires that new development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area;
- b) Existing plot layouts and the street scene;
- c) Important views into, within and out of the Conservation Area;
- d) The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls and traditional paving);
- e) Likely levels of noise, pollution, traffic, parking or disturbance that may be caused by the development; and
- f) The visual impact of any vehicular access, parking or servicing/delivery areas that are needed to serve the development

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The Householder Development SPD states that roof alterations and dormer extensions should ensure that care is exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

Context

The application was supported by a Heritage, Design and Access Statement. Whilst the Statement shows brief acknowledgement of Prescott's historic contribution and quotes the Planning (Listed Buildings and Conservation Areas) Act 1990, it does not make any reference to the Historic Environment Records or any specific profile of any Listed Buildings nearby or the Conservation Area as a whole and the significance of these. Notwithstanding this, the Council's Design and Conservation Officer has been consulted on the proposals for comments and the level of the harm on setting of Listed Buildings and the overall Conservation Area.

Prescot Conservation Area

The Conservation Area focuses on the historic core of the former market towns. There are a significant number of Listed Buildings located within the Conservation Area, which are considered to make 'positive' contributions to its special interest including the Grade I Listed St Mary's Church, a 19th Century commercial office, as well as a number of later 18th and early 19th century cottages and town houses.

Whilst coal mining and pottery were once important in Prescott, of greater significance is the history of clock, watch and tool-making, which once made this part of Lancashire world-famous. Prescott suffered from a certain amount of demolition in the 1960s and 1970s, which was usually associated with slum clearance or road widening schemes. Consequently, there are a number of mid to late 20th century

buildings.

The Prescot Town Centre Conservation Area Appraisal notes that West Street has the character of a quiet residential suburb with spacious plots and mainly semi-detached late 19th century houses, unusually well preserved.

Church of Our Lady Immaculate (Vicarage Place)

As outlined, the application site is within the setting of the Grade II Listed Church, opposite the application site. The Church, built circa 1856 by the Society of Jesus, is an example of a Catholic church built shortly after the 1850 restoration of the English Catholic hierarchy. It was designed by Joseph Aloysius Hansom who was known for his work on Gothic Churches. It was Grade II Listed on 19th March 1987 and remains in active use by the local community.

10 and 14 Vicarage Place

It is acknowledged also that No's 10 and 14, sited on Vicarage Place are located adjacent to Church of Our Lady Immaculate, south/south-east of the application site roughly over 55m away. However, due to their location and scale their setting is unlikely to be impacted by the proposals at 2A West Street.

Design

The existing dwelling is brick facing with of white UPVC openings and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property. The proposed development would feature materials which are cohesive and acceptable. The flat roofs of the rear extensions and rear dormer extensions would have a fibreglass finish. This would be considered acceptable as these would not be a readily visible from the street scene and subsequently not have any significant impact.

The Householder Development SPD states (6.5) that flat roofed extensions will normally not be appropriate. Although it is recognised that a flat roof would not fully resemble the existing pitched roofs found throughout the rest of the property, it is considered that as the flat roof would serve a single storey rear extension, this would not be readily visible from the street scene or deemed to have a significantly adverse impact on the character of the area. This would be confined to the rear private amenity area and given its discreet location, would be considered acceptable.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that over 50% of the rear garden would be retained and space to the side of the side of the dwelling would also be retained. As sufficient space would remain usable the proposal would not result in a cramped appearance.

As existing, bins are stored within the front garden area, adjacent the front boundary wall of the dwelling. The proposal would not fully remove access to the rear of the property and therefore, bins could still be stored and moved from the rear garden to the front of the property externally. This would accord with 6.25 of the Householder Development SPD.

The replaced garage door would see the installation of matching fenestration and

brickwork below. The brickwork would be 'tooth-bonded' into the existing. This would ensure the proposal would display a cohesive design and be acceptable.

The Householder Development SPD states that when considering roof alterations, attention needs to be given to design to ensure a sensitive and appropriate approach which conserves the character of the original building and roofscape. It also states that a dormer should normally be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The proposed dormers to the rear would be considered a suitable addition to the roofscape and would not appear overly domineering on the roofscape. The set back is sufficient to the main elevation it relates to. However, the roof of the dormer at the side would be sited near the pitch of the hipped roof, although, this would only be this section as the roof slope extends out the dormer would continue to be set in. Overall, it would not be considered that this would have a detrimental impact on the dwelling or street scene overall given that it would be sited to the rear roof slope.

The dormers would be faced with vertical hung tiles, the proposed windows would match the existing front dormers. The materials would be deemed acceptable, Heritage, Design and Access Statement states that the materials of the external dormer cheeks would be clad in small tiles in a colour to match the existing main roof. The dormers in scale would appear larger the existing ones to the front elevation, however, as these would be sited to the rear roof slope and a more discrete location away from the street scene, these would be deemed acceptable.

Overall, the proposed extensions and alterations would have an acceptable design and scale to the existing dwelling. The proposal would be deemed to accord with Policies CS2, CS19, CS20 of the Local Plan and Saved Policies H5 and DQ5 of the Replacement Unitary Development Plan together with the Householder Development SPD.

Heritage

Policies CS19 and CS20 seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. This is considered and assessed as 'setting' of the Conservation Area and the nearby Listed Buildings.

The NPPF (Paragraph 201) states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203 states that in determining applications, Local Planning Authorities should take account of:

- (a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) The desirability of new development making a positive contribution to local

character and distinctiveness

The primary considerations when considering proposals sited within Conservation Areas:

1. Whether the works preserve or enhance the conservation area in accordance with S72 of the Planning (Listed Buildings and Conservation Area) Act 1990.
2. Whether the works preserve the setting of the listed buildings in accordance with S66 of the Planning (Listed Buildings and Conservation Area) Act 1990.

The proposal involves work to a dwelling house which does not contain any historic features or merit, nor does it appear on historic maps. Maps show that this land was most likely the rear garden of a house on Derby Street. The site forms one half of a semi-detached pair of bungalows. The bungalows were likely built in the mid-20th century. The application site is known as 'Churchview' with the adjacent bungalow being known as 'Hill Crest'. It is considered that the application site makes a neutral contribution to the Conservation Area.

In accordance with Section 72 (1) of the Planning (Listed Building and Conservation Area) Act 1990, there is a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

The Prescot Town Centre Conservation Area Appraisal identifies that apart from two churches, and one purpose-built 19th Century commercial office, most of the other listed buildings (of which there are 21) are either late 18th or early 19th Century cottages or higher status town houses.

The application property is not Listed. However, it is sited close to what the Prescot Conservation Area Management Plan refers to as the best retained legacy of high-quality Georgian and Victorian buildings, these are distributed between Vicarage Place, Derby Street and High Street.

As outlined in the Design considerations, the proposals are not considered to have result in any adverse harm to the character of the Conservation Area or on the setting of any nearby Listed Buildings.

The proposed development would not be considered to detract from this, and in light of this, it would be considered to preserve the character of the Conservation Area and would also preserve the setting of the listed buildings. Subsequently, the proposal would be in accordance with the primary considerations when considering proposals sited within Conservation Areas.

The application has been reviewed by Design and Conservation and in summary the view is that there are no concerns regarding the proposed extension, rear dormers and removal of the garage door. It is however considered that the proposed rooflight to the front elevation appears overly dominant on this elevation.

The consultation response provided have requested that window details should be Conditioned to ensure that the proposed window is of appropriate design and material. A Condition should also be attached to ensure that the brick used to infill the removed garage door matches that of the existing house. A standard Planning Condition of any external facing materials to match the existing will be included. The submitted plans and the Heritage, Design and Access Statement indicate that the exterior facing materials would match the existing dwelling. No concerns are raised regarding the removal of the existing chimney.

The consultation response has expressed concern over the installation of a rooflight to the front elevation. Given its location between the two dormers which are of a later addition to the house, and the low-level nature of the bungalow roof the rooflight appears dominant on this elevation. The installation of a rooflight to a front elevation is out of character with the other houses within this portion of the Conservation Area.

Whilst these concerns are acknowledged, the installation of a rooflight would not require Planning Permission and given neither the property or the Conservation Area have had Permitted Development Rights withdrawn via an Article 4 Direction or any other known Conditions to previous Planning Permissions, this should hold limited weight for the determination of this application. The submitted plans have outlined that the front rooflight would be 'Conservation style'. It would not be reasonable to refuse Planning Permission on these grounds.

The consultation response concludes that while the application site sits within the setting of the Grade II Listed Church of Our Lady Immaculate, due to the relatively minor nature of the proposals it not considered that the setting of the Listed Building will be negatively impacted.

The overall harm to Designated Heritage Assets has been considered, in that, the proposed development would have a neutral effect on the Conservation Area and would cause no harm to the character or appearance of the Conservation Area and would not affect the setting of any nearby Listed Buildings. Consequently, the proposal would be deemed to preserve the historic significance of the Conservation Area and the setting of the Listed Building. Therefore, the proposal is considered to comply with the requirements set out in the NPPF (Paragraphs 201, 203), Policies CS19 and CS20 of the Local Plan, Saved Policies H5 and DQ5 of the Replacement Unitary Development Plan and the Householder Development SPD.

Residential Amenity

6.19 of the Householder Development SPD states that extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing impact on neighbouring dwellings to an unacceptable degree.

The SPD further stipulates that a single storey rear 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 4m from the rear elevation of the existing dwelling. 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 be permitted if it does not breach the 45-degree rule.

2 West Street

No.2 is the adjacent, semi-detached property sited to the west of the application properties. The two gable walls face one another at an interface distance of 3m. The front elevations of the application site are marginally set further back from the highway in contrast to No.2.

The proposed development would exceed the projection parameter outlined in the SPD by 1m. There is a window on the ground floor, which serves a living room. The proposed rear extension would breach the 45-degree rule; however, this would only be a small corner of the extension, not a significant amount.

Given the relationship between these properties and the site context it would not be considered that this would result in any unacceptable impacts to residential amenity or privacy. There is 3m retained between the properties and as they are detached would allow for greater depth, such as on this occasion. The proposed rear extension would also be erected circa 1.5m from the common boundary which would further mitigate any impacts from overshadowing, loss of light etc. The flat roof, in tandem with the above justifications would further ensure that the proposal would not result in any overbearing impact. Whilst not accurately shown on the existing plans, the outbuilding store located adjacent to the rear elevation of the dwelling (which has been there since at least 2005, evidenced from historical satellite imagery on Google Earth) is sited roughly to where the proposed development would cover, therefore, it would be considered that the proposal would not result in any significant material change from the existing outbuilding on its impact to the occupants of No.2.

The proposed rear extension would not be deemed to have an unacceptable level of overshadowing or appearing overbearing to the No.2. There would be no side windows to the rear extension.

Overall, it would not be considered that the proposed development would result in any unacceptable impact to the residential amenities or privacy of the occupants of No.2. The proposed development would broadly comply with Saved Policy H5 and the Householder Development SPD.

Hillcrest

Hillcrest is the paired, semi-detached dwelling. The original front and rear elevations sit parallel to the application site. Hillcrest benefits from a rear conservatory and an adjoining garage to the side elevation which surpasses the rear elevation.

The proposed development would not be considered to have any material impact on the existing residential amenities. The proposal would see the existing high-level windows replaced with matching brickwork. The roof change to a flat roof would not be deemed to result in any unacceptable residential amenity impacts.

Overall, it would not be considered that the proposed development would result in any unacceptable impact to the residential amenities or privacy of the occupants of Hillcrest. The proposed development would broadly comply with Saved Policy H5 and the Householder Development SPD.

Highways

The application property currently utilises the front hardstanding to provide parking. This can accommodate up to two vehicles. The proposed development would see the loss of an existing parking space, provided by the garage and would also see the increase in the no. of bedrooms to a total no. of four.

The Householder Development SPD (6.16) requires that properties of 4+ bedrooms should provide 3 parking spaces within the curtilage of the dwelling. Given that the proposal would retain two in curtilage parking spaces a shortfall of one would be acceptable. Moreover, it is considered that the application site is within a sustainable location given that Prescott Town Centre is within close proximity (200m, 5-minute walking distance) and regular bus services via Derby / High Street (3-minute walking distance) this shortfall would be considered acceptable.

The NPPF (Paragraph 115) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

On the Planning balance, it has been considered that the parking arrangements would be acceptable despite the shortfall, as the reasons outlined above demonstrate it would not have an unacceptable impact on highway safety.

Conclusion

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

Recommendation

That Planning Permission 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
18/09/2024	01	A	EXISTING FLOOR PLANS, ELEVATIONS AND SITE PLAN
18/09/2024	02	A	PROPOSED FLOOR PLANS, ELEVATIONS AND SITE PLAN
08/08/2024	-	-	LOCATION PLAN
18/09/2024	-	-	HERITAGE, DESIGN AND ACCESS STATEMENT

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

11/11/24

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

² 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

Informatives

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

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

Informative Note valid from 1st January 2023 until 31st December 2024.