

APPLICATION NO: 22/00688/FUL **CASE OFFICER:** John Fleming

WARD: **PARISH:** Cronton

LOCATION: 77 Hall Lane, Cronton, Knowsley, WA8 5DH

PROPOSAL: ERECTION OF FIRST FLOOR SIDE EXTENSION

Site Description

The application property is situated in a residential street within close proximity of the Cronton Town End Conservation Area. The property is of relatively modern construction and does not have any heritage significance. It is a link detached dwelling built to 1970's design aesthetic. The property is brick facing and clad and accommodates an a-symmetric gable roof.

The property has a small brick wall and open access to hardstanding which provides vehicular parking for a number of vehicles.

Proposal

The application seeks permission for the erection of a first-floor extension to the front and side elevations.

The first-floor front extension would project 2m forward the principal elevation and span a width of 2.1m. The roof would measure 4.2m at the eaves and connect to the existing gable roof. This aspect of the proposal would provide an enlarged bathroom.

The first-floor side extension would project 1.6m in width and span 3.78m. A new side facing gable is proposed which measures 5m at the eaves and 6.3m at its highest point. This aspect of the development would provide an enlarged third bedroom.

Consultations

Cronton Parish Council – No objections raised.

Representations

This application has been publicised by letters sent to 8 neighbours. One letter in support of the proposed development and one letter of objection has been received from neighbours.

The objection raises concern over the devaluation of their property and the potential to put off future prospective buyers and potential for noise associated with future building works.

Whilst the Local Planning Authority appreciate the concerns raised, the potential for devaluation of a property is not a planning issue and therefore cannot be sited as a reason for refusal. In terms of noise disturbance, it is considered on balance that this will only occur for a relatively short time frame associated with the construction of the proposed development for a minor development. However, if noise disturbance does

occur outside of normal working hours, then the neighbour can inform the Council's Environmental Health team who can investigate any concerns which may be raised at a later date.

Planning History

No relevant planning history associated with the site.

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.

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
H5 – Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties

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.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic 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 policy 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.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that front extensions can be particularly prominent in the street scene and should be carefully designed to retain the character of the area. In addition, it also advises that first floor side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should be designed to avoid the creation of a terracing effect. It advises that a minimum 1m space should be preserved between the party boundary to the side of the property, or the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The application proposals would bring the front elevation of the property forward and would extend to the side at the rear. Due to the location of the proposals it would run parallel to the existing front elevation whilst the side aspect would still maintain a set back of 5.1m and be set in by .9m from the property boundary of the adjacent dwelling house. Accordingly, a terracing effect would not be created, and the proposals are in accordance with the SPD guidance referred to above nor would it result in a disproportionate addition to the dwelling house which would adversely affect the street scene.

The SPD further states in respect of roof alterations that attention needs to be given to design to ensure a sensitive and appropriate approach which conserves the character of the original building and roofscape. As originally submitted, the proposals relating to the rear aspect included a side extension with the appearance of a dormer. It provided a roof pitch of 10 degrees and would be vastly out of keeping with that of the existing roof which provides a 25-degree pitch.

The Local Planning Authority has worked positively with the applicant who has submitted revised proposals for a more appropriate side facing gable roof which would be subservient to the existing roof. This amendment is considered acceptable in terms of design.

Overall, the proposed development would be faced in materials which match the existing features found at the property and the proposed works would therefore be in keeping with the character and appearance of the host property and wider street scene.

The proposed development is considered acceptable in terms of design.

Residential Amenity

No. 79 Hall Lane

No. 79 is the adjoining link detached property located at the end of this group of dwellings. Due to the location of the proposed works and the fact that they do not extend beyond the front and rear elevations of the existing dwelling house there would be no adverse effects to the living conditions of the occupiers at no. 79.

No. 75 Hall Lane

No. 75 is the adjacent linked detached property connected by the existing garage and has a blank gable side elevation facing the application property.

Due to the orientation of buildings the rear elevation of the application site would extend .75m beyond the rear elevation of no. 75. Whilst the development would bring the application property closer towards the common boundary with no.75 it would not result in overlooking beyond what currently already exists as no changes are proposed with regards to the window serving the rear bedroom. It is not considered that this relatively small protrusion beyond no. 75 rear elevation, which is already in situ, would result in adverse impact to the living conditions of existing and future occupiers in terms of residential amenity.

No other properties would be affected.

Highways

No impact on highways safety would occur as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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.

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
10.02.2023	2022/075/0001	REV B	LOCATION PLAN, EXISTING AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **Alan Kilroe**

Date: **27 February 2023**

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.

Appendix 1 – Site Photographs



