

Regeneration and Economic Development Department

APPLICATION NO: 22/00357/FUL

APPLICANTS: Mrs Halsall

WARD AFFECTED: Cronton

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 8 Iver Close, Cronton, Knowsley, WA8 5DL

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:

Environment Agency – No objection in principle but take the opportunity to provide comments relating to the need for the applicant to contact United Utilities to obtain their sewer mapping as the proposed extension could be close to a foul sewer network which may run through the northwest of the site. Further, the proposed site location is within 8m of Dog Clog Brook which is a designated main river. The Environmental Permitting (England and Wales) Regulation 2016 require a permit or exemption to be obtained for any activities which will take place on or within 8m of a main river. The EA has advised that the applicant should not assume that a permit will automatically be forthcoming if planning permission is granted and is advised to consult with them at the earliest opportunity.

Lead Local Flood Authority – The LLFA raises no objection to the principle of development but advises that the applicant will need to obtain an Environmental Permit from the EA as the development is within 8m of the Dog Clog Brook

Cronton Parish Council – No comments.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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

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The proposed development relates to the construction of a single storey rear extension to the property located at 8 Iver Close, Cronton.

The proposals seek to provide an enlarged kitchen, dining and living area including internal alterations. The proposed development would span a depth of 2.12m - 3.03m due to the nature of the existing rear elevation of the property and would span a width of 5.95m. The extension would include bifolding doors to the rear elevation and two windows to its side elevation. The roof is of flat construction and incorporates a roof lantern measuring 2.7m at the eaves and 3.7m at its highest point.

RELEVANT PLANNING HISTORY

- 74/03229/HIST – Erection of extension to existing garage and porch. Granted 30th June 1978.
- 97/00392/APP – Erection of a two storey extension to side of dwelling. Granted 26th August 1997.

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 proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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.

LOCATION OF DEVELOPMENT – MAIN RIVER

The proposed development would be sited 5m from the property boundary and 8.1m from the top of the River Bank. The Dog Clog Brook is identified as a Main River and the applicant will need to investigate whether permits will be required prior to undertaken any proposed works.

DESIGN

The application seeks permission for the erection of a single storey rear extension. Due to the orientation of the existing rear elevation the proposed development would project 2.12m – 3.03m from the rear elevation and span a width of 5.95m.

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The property comprises a mixture of materials. The principal elevation is covered in white render and grey uPVC window frames and doors whilst the side and rear elevations are brick facing with a mixture of coloured uPVC frames to the rear. The mixture of coloured uPVC frames to the rear is in anticipation of the proposed development. The applicant has since confirmed that the uPVC window frames will be grey to match those found on the first floor. As such, the proposed works would be faced in materials to match the existing property and are in keeping with the property with regards to design. As such, the design of the proposal is considered acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The Householder Development SPD states that windows serving side elevations should be avoided to protect neighbour's residential amenity. The host property is a semi detached dwelling located at the end of a cul de sac. It shares a property boundary with the Dog Clog Brook beyond which is the playing field associated with Cronton Church of England Primary School. As such, there are no concerns regarding residential amenity to the Primary School given the dense vegetation located along the property boundary.

The adjoining property at no. 6 Iver Close has not been previously extended. The Householder Development SPD states that single storey rear extensions located on or adjacent to property boundaries will generally be considered acceptable if they project no more than 4m in depth. The proposed development is located adjacent to the property boundary and provides a separation distance of .2m. The rear projection at the property boundary would extend a depth of 3m and is well within the parameters of the Householder Development SPD and does not therefore raise concerns over adverse impacts to the living conditions at no. 6.

Given that the development proposal is single storey the properties located at the rear of the host dwelling at Cronton Park Close sit at a more elevated position due to the topography of the surrounding area, it is not considered that these properties will be adversely affected by the development.

It is not considered that the development would result in having adverse effects on residential amenity in relation to neighbouring properties.

HIGHWAYS

No impacts on highways associated with this development.

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 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.

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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
04.07.2022	WA8 5DL/8/01 REV A	V2	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATION
11.06.2022	WA8 5DL/8/02		EXISTING BLOCK/SITE/ROOF PLAN
11.06.2022	WA8 5DL/8/03		PROPOSED BLOCK/SITE/ROOF PLAN
11.06.2022	WA8 5DL/8/04		LOCATION PLAN

J Fleming
26.08.2022

Signed by

Mark Quinn
30.08.2022

INFORMATIVES

Coal Informative

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).

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

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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

Environment Agency Informative

Knowsley Metropolitan Borough Council
Development Control
PO Box 26
Huyton
Liverpool
L36 9FB

Our ref: SO/2022/122407/01-L01
Your ref: 22/00357/FUL

Date: 18 August 2022

Dear John Fleming

ERECTION OF SINGLE STOREY REAR EXTENSION.

8 IVER CLOSE CRONTON KNOWSLEY WA8 5DL.

Thank you for consulting us on the above application, on 15 August 2022.

Environment Agency Position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

We recommend the applicant contact United Utilities to obtain their sewer mapping. The proposed extension could potentially be close to a foul sewer network which may run through the northwest of the site.

Advice to applicant: environmental permit

The proposed site location is within 8 metres of Dog Clog Brook which is designated a main river.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

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- On or within 8 metres of a main river (16 metres if tidal)
- On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- On or within 16 metres of a sea defence
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Liza Willow
Planning Advisor
Liz.Willow@environment-agency.gov.uk

Yours faithfully

. Liza Willow
EM Technical Assistant

Direct dial
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