

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00211/FUL

**APPLICANT:** Mr Smith

**WARD AFFECTED:** St Gabriels

**DEVELOPMENT:** ALTERATIONS TO FRONT PORCH, BAY AND CANOPY AND DORMER RE-CLADDING

**LOCATION OF SITE:** 3 Bridgewater Way, Huyton, Knowsley, L36 0YF.

### **KNOWSLEY LOCAL PLAN ALLOCATION:**

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Strategic Road Network - Strategic Road Network

Primary Residential Development - Primary Residential Development

### **RELEVANT POLICIES**

#### **Knowsley Local Plan: Core Strategy (2016)**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

#### **Knowsley Replacement Unitary Development Plan (Adopted June 2006)**

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

#### **National Planning Policy Framework**

#### **Householder Development Supplementary Planning Document (2016)**

### **TECHNICAL CONSULTATIONS:**

Tarbock Parish Council - No Comments Received

None Required

### **NEIGHBOUR NOTIFICATION:**

This application has been publicised by letters sent to 3 neighbours. No representations have been received.

### **ARTICLE 35**

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.

### **PLANNING HISTORY:**

Planning permission was granted for the erection of a single-storey extension to the side and rear in August 2007 (ref: 07/00736/FUL).

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## **ISSUES AND ASSESSMENT:**

### **PROPOSAL**

This application seeks planning permission for alterations to the front porch, bay window and canopy together with the recladding of the dormer and bay gable wall to the detached dwelling at 3 Bridgewater Way in Huyton.

The proposed alterations to the existing front porch would result in increasing the size of the porch. The front porch would project 1.615m from the front elevation of the dwelling and would consist of a width of 1.600m. The proposed porch would have an eaves height of approximately 2.446m and a ridge height of 3.800m. Further alterations to the porch would involve a new door with glass side panels.

The plans indicate that the lounge would be transformed into a bar and all existing windows and doors would be replaced to match in colour and style with the proposed new office and bar windows.

### **POLICY CONSIDERATIONS**

The application site is identified as an area for Primary Residential Development on the Local Plan Policies Map. Therefore, domestic alterations to the dwelling are considered acceptable in principle, subject to complying with the relevant local policies and guidance.

The relevant policies and guidance for the determination of this application are the Local Plan Core Strategy (2016) policies CS2 and CS19, the saved policies H5 and H8 of the Replacement Unitary Development Plan (2006) and the Householder Development Supplementary Planning Document (2016).

The key policies set out above require that house extensions show a high level of design, which would be in keeping with the character of the property and the immediate locality; maintains a good standard of amenity for existing and future occupants; avoids causing harm to privacy and outlook to preserve the amenities of the neighbouring dwellings; and would ensure that adequate vehicle parking and garden areas would remain for use by the occupants of the extended property.

### **DESIGN, ACCESS, AND CRIME PREVENTION**

The new front porch would project 1.615m from the front elevation and would lie approximately 10.0m from the front boundary. The proposed porch is considered to have a limited projection and would not appear overly prominent within the street scene. The proposed porch would have maximum height of approximately 3.800m and would appear subservient to the dwelling. The materials that would be used for the exterior work of the proposed front porch would provide a similar visual appearance to the materials used in the construction of the exterior of the existing dwelling. The design, scale and siting of the porch is in keeping with the character and appearance of the dwelling.

There would be minor alterations to the canopy over the porch and front bay window, which would involve the canopy continuing to extend 2.32m from the principal elevation and the slight increase in the ridge height to 3.800m. It is considered that the alterations to the canopy to the front of the dwelling would not harm the appearance and character of the dwelling.

The conversion of the lounge to a domestic bar would involve the insertion of a new window to the front elevation of the dwelling. In addition, the existing window to the office would be replaced to match the proposed bar window at the ground floor of the property. This would bring uniformity to the front of the dwelling, with both windows and the glass side panels to the porch being identical heights. Furthermore, all windows and external doors would be renewed and would match the new bar and

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office windows in terms of colour, style and materials and therefore would be in keeping with the appearance of the dwelling.

The external walls of the dormer and bay gable are to be reinsulated and re clad in VM Anthra Zinc, which would appear to be of a similar colour to the new windows, doors, and new porch. The recladding of the dormer and bay gable walls would be complementary to the design of the dwelling and would cause no detrimental harm to the appearance and character of the area, given the location of the property and the array of house styles surrounding the application site.

There are no issues raised in terms of crime and anti-social behaviour from the proposed development.

## **HIGHWAYS**

There is a driveway formed with hardstanding at the front of the property which is of an adequate size to accommodate two in curtilage car parking spaces. The proposal would not increase the number of bedrooms at the dwelling and would not affect the existing level of off-street car parking at the application site. It is considered that adequate parking would remain for use by the occupiers of the extended property. In addition, the proposal would cause no detrimental harm to highway safety. The proposal complies with the saved policy H5 and H8 of the Replacement UDP and the Householder Development SPD.

## **RESIDENTIAL AMENITY**

The application property is within a residential area and the proposal would not be detrimental to the residential amenities in the area. The new office and bar windows would be mainly obscured by the existing brick wall which is located all along the front boundary of the site and adjacent to a highway. Due to the presence of the front boundary wall, it appears that a reasonable level of privacy would be retained for the owners of the property and the neighbouring residents in the surrounding area.

The size and projection of the new front porch is considered appropriate to the scale of the dwelling and the wider street scene. The front porch in terms of its design, scale and sitting would not result in an unacceptable loss of outlook or privacy for the neighbouring residents of no.1 Bridgewater Way.

Due to the location of the property and the variety of house styles surrounding the application site, the recladding of the external faces of the dormer and bay gable would appear to have no significant adverse impact on the street scene.

## **OTHER ISSUES:**

None.

## **CONCLUSION:**

The application proposal as amended is acceptable in terms of design and would result in no detrimental harm to residential amenity, highway safety and crime. The application complies with the local planning policies and guidance and therefore is recommended for approval.

## **RECOMMENDATION:**

- 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).

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- 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                            |
|---------------|---------|---------|---------------------------------------------------|
| 11/03/2021    | -       | -       | LOCATION PLAN                                     |
| 03/06/2021    | 1       | REV F   | EXISTING AND PROPOSED GROUND FLOOR AND ELEVATIONS |

## Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments; 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](http://www.gov.uk/government/organisations/the-coal-authority)

Rachel Maddison

16<sup>th</sup> June 2021

Signed by

Mark Quinn

17/06/21

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