

Regeneration and Economic Development Department

APPLICATION NO: 22/00032/FUL

APPLICANT: Mr Gary O'Grady

WARD AFFECTED: St Gabriels

DEVELOPMENT: **DEMOLITION OF EXISTING OUTRIGGER AND ERECTION OF A SINGLE STOREY REAR EXTENSION AND A 2.8M HIGH FENCE ALONG PART OF THE BOUNDARY WITH 100 SEEL ROAD.**

LOCATION OF SITE: 102 Seel Road, Huyton, Knowsley, L36 6DJ,

KNOWSLEY LOCAL PLAN ALLOCATION –

Conservation Areas - Victoria Road And Huyton Church Road

Primary Residential Development - Primary Residential Development

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ5 - Development in Conservation Areas
H5 - Development within Primarily Residential Areas
H8 – Extensions and Alterations to Residential Properties.

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

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PS/DC/OP04/05	003	23/9/02

TECHNICAL CONSULTATIONS:

Network Rail - **No comments**

Conservation & Design Officer - **Amendments suggested which have subsequently been undertaken and incorporated into the plans and Heritage Statement.**

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. It has also been advertised by Site Notice and a Press Notice. 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

APP. NO: 13/00057/FUL
PROPOSAL: ERECTION OF DETACHED GARAGE TO SIDE OF DWELLING
DECISION: PER
DECISION DATE: 27 March 2013

ISSUES AND ASSESSMENT:

Site Description

This dwelling is one of a matching pair of semi-detached properties located within the Victoria Road and Huyton Church Road conservation area. The property was among those added during the recent review of the Conservation Area boundary in 2015. Whilst alterations to each have diminished the original symmetry of the pair, and their architectural character, however they do retain many features and are non-designated heritage assets which positively contribute to the conservation area's character and appearance.

Proposal

An existing outrigger to the rear of the property is proposed to be demolished (save for the party wall). This would be replaced with a larger single storey rear extension projecting the same distance from the rear of the existing dwelling. Given that the ground floor level of the building is higher than the adjacent ground level the entrance doors of the extension on the rear elevation would open out onto a raised patio area measuring 1.2m x 4m. There would be 4 steps from the rear garden leading to this area.

Whilst there is an existing timber fence along the boundary to the adjoining dwelling the introduction of the raised platform area could result in overlooking to part of the neighbouring garden. Therefore, a new privacy fence would be installed 2m above the patio area (total height 2.8m above the existing ground level). The higher fence would project 3.5m beyond the rear elevation of the proposed extension.

Policy Considerations

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The proposed amended plans would be in compliance with the adopted Local Plan and saved UDP policies listed above.

Assessment

Design & Heritage

The Victoria Road and Huyton Church Road Conservation Area largely retains its character as a late Victorian/Early 20C suburban development. Huyton Park, as the area was known, was laid out from the 1860s on former enclosed agricultural fields, the boundaries of which helped define the pattern of streets and plots. Huyton Park was however slow to develop, some plots not being developed for several decades. The mature trees and regular development pattern of the Victorian estate remains clearly apparent. Development which came later is less in tune with the original Victorian ambition for the area, with properties being more diminutively proportioned, and of lesser status.

The existing higher/wider section of the outrigger is historic, and is a paired feature seamlessly linked to the attached semi. It retains its slate roof and roll top ridge tile. There is also appears a stone cill to the side facing window. It has an overall functional character. This element of the building –save for the party wall– is to be demolished. Its loss would result in some minor harm to the non-designated heritage asset.

The proposed extension would have a similar design to the existing outrigger incorporating a mono pitched roof. The side elevation would incorporate 3 UPVC sliding sash windows to match existing, stone cills to match existing, timber fascia boards to match existing and 3 conservation roof lights. The rear elevation would incorporate French doors which open out onto a small raised patio area accessed by steps from the garden. The roof pitch would be approximately 16 degrees (any steeper would cause conflict with one of the first floor windows). The roof covering would be either slates from the original roof or matching slates by using an easy slate system for low pitch roofing solutions.

The design is acceptable and would not cause any adverse impacts on the setting or character of the conservation area and would be in compliance with Local Plan Policy CS19 , CS20 and saved UDP policy DQ5.

Residential Amenity

The existing outrigger is attached to the part of the outrigger which serves the adjoining dwelling (100 Seel Road). The proposed replacement extension would not project beyond the existing outrigger and therefore would not result in adverse effects on the amenity of the occupier of 100 Seel Road.

The raised patio area could result in some overlooking to part of the garden area to 100 Seel Road given that if anyone was standing on the patio, they would be able to see over the existing fence. The introduction of a new fence 2m above the height of the new patio area would prevent any overlooking and retain an acceptable degree of privacy for the occupiers of both dwellings.

This would result in a fence height of 2.8m above ground level for a length of the boundary of about 3.5m. Whilst this is higher than the average boundary fence height (around 2m in height) its location at the end of the outrigger and just for a relatively short distance along the garden boundary would mean that there would not be any significant impact on the amenity of the occupiers of 100 Seel Road.

The proposed extension would have 3 large windows on the side elevation facing towards the property to the west (Middlewood). There is an existing 2m fence along the party boundary between the application site and Middlewood and there are no windows on the ground floor of the gable of Middlewood. In any event the proposed extension would be 11.5m from the gable of Middlewood which is positioned at an acute angle to the application property.

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Consequently there would be no adverse impacts on the amenity of the occupiers of Middlewood.

The proposal would therefore be in compliance with saved UDP policies H5 & H8

Conclusion & Reason for Decision.

The design of the proposed extension would be in keeping with the character of the original dwelling and the materials proposed are acceptable in principle. Whilst the demolition of the existing outrigger would result in some minor harm to the non-designated heritage asset on balance the replacement extension is acceptable in terms of design, appearance and impact of the setting and character of the Conservation Area subject to planning conditions requiring either materials to match the existing dwelling or the submission of samples for approval.

RECOMMENDATION:

That Planning permission be granted subject to the following conditions:-

- 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 exterior facing materials to be used on all walls, cills, sliding sash windows, ridge tiles and timber facias shall match those used on the existing building in terms of colour, texture, profile and where applicable coursing details.

Reason: To preserve the character and appearance of the Huyton Church Road/Victoria Road Conservation Area and to comply with Policies H5, H8 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 & Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples of any new brickwork, slate and the conservation roof lights have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: To preserve the character and appearance of the Huyton Church Road/Victoria Road Conservation Area. In the interests of visual amenity and to comply with Policies CS19, CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the National Planning Policy Framework.

- 5) Prior to the erection of the wrought iron railings full details of the railings and colour finish shall be submitted to and approved in writing by the Local Planning Authority. The railings shall thereafter be installed in accordance with the approved details.

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Reason : To preserve the character and appearance of the Huyton Church Road/ Victoria Road Conservation Area. In the interests of visual amenity and to comply with Policies CS19, CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the National Planning Policy Framework.

- 6) Prior to the first occupation of the extension hereby permitted the boundary fence adjacent to 100 Seel Road shall be erected in accordance with the details shown on Drg Rev B (Elevation from no 100) and retained at all times thereafter.

To preserve the privacy of the occupiers of 100 Seel Road and to comply with saved policy H8 in the Knowsley Replacement Unitary Development Plan, adopted in June 2006

Informatives

None required

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/04/2023	REV B	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS AND LOCATION PLAN
23/04/2023	-	-	REVISED HERITAGE STATEMENT

Signed Case Officer¹:

Mark Quinn

Signed Authorising Officer²:

K Foster

Date:

15 May 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

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