

<u>APPLICATION NO:</u>	23/00048/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	28 North Park Road, Kirkby Park, Kirkby, Knowsley, L32 2AS		
<u>PROPOSAL:</u>	DEMOLITION OF GARAGE AND ERECTION OF GARDEN ANNEXE TO PROVIDE LIVING ACCOMODATION		

The application property is a semi-detached Edwardian dwelling located within the North Park Road and South Park Road Conservation Area. It is brick facing with white UPVC windows and doors. The bay window located at the front elevation together with the rear elevation at ground floor level has been rendered.

The property has a large drive together with a timber fence at the side of the boundary leading to further hardstanding and a detached garage. The detached garage is subject to the application proposals currently being considered. The side elevation of the property consists of a number of windows serving habitable rooms which is mirrored by the property located opposite.

The detached garage subject to this application is brick facing and rendered including white doors at its front elevation and accommodates a gable roof.

Proposal

The development proposals seek to demolish the existing outbuilding and replace it with a new annexe which occupies an L shape arrangement.

The proposed annexe would measure 3.6m at the front elevation and extend 6.7m it would then turn and extend 5.7m at the rear elevation at its widest point. The proposed annexe would include 2no. double doors located at the side elevation facing the application property and its rear elevation. In addition 1no. window is proposed in the side elevation serving the en-suite.

The annexe would accommodate a hip roof measuring 2.3m at the eaves and 3.4m at its highest point.

The proposal would provide a detached annexe and would include a open plan kitchen and living area, bedroom and en-suite.

Consultations

Conservation and Design Officer – No comments received.

Representations

This application has been publicised by letters sent to 13 neighbours and displayed by site notice and press notice. No representations have been received.

Planning History

No application 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
CS20 – Managing the Borough’s Historic Environment
DQ5 – Development in Conservation Areas
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 and the North Park Road and South Park Road Conservation Area. As such, the erection of a new annexe building which is ancillary to the dwellinghouse 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, CS19 and CS20 of the adopted Local Plan Core Strategy (2016) and saved policies DQ5, H5, H8 and DQ5 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; that adequate parking and garden space would remain for use by residents of the extended property and that the borough’s historic assets are preserved and/or enhanced.

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

Context

According to the Design and Access Statement, the proposed annexe will provide the applicant additional accessible living space on the ground floor in a large garden. Following discussions with the applicant it was revealed that the outbuilding would provide care accommodation for a family member.

The principle of providing an annexe to assist with the care needs of a relative is supported in principle. However, the annexe would provide a gross floor area of 23m². Whilst this is considered acceptable in the context of its use as an annexe it would fall below the standards required by the Nationally Described Space Standards (NDSS) which requires a gross internal floor area and storage of 37m² for a 1 person 1 storey new dwelling house. As such, a condition should be placed on this application to ensure the annexe is ancillary to no. 28 South Park Road and is not converted to an individual dwelling house.

Heritage

Policies CS19 and CS20 seek to preserve or enhance the Borough's historic and architectural assets. The application property is not a designated heritage asset and so the impacts arising and therefore assessed is that of the 'setting' of the conservation area.

The NPPF (2021) makes clear, significance derives not only from a heritage asset's physical appearance, but also from its setting and regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or 'no harm' to the heritage asset.

The North Park Road and South Park Road Conservation Area Appraisal identifies it as part of a small group of 6no. semi-detached dwellings which are considered 'positively unlisted group' of dwellings and denotes that these properties benefit from relatively large plots which are characteristic element of the conservation area and are noted for the simple design displays of decorative crested roof ridges and blue brick string courses. Adjacent to this group of properties is a pair of late Victorian semi-detached dwellings which are Grade II listed (nos. 38 & 40 North Park Road).

The existing detached garage proposed for demolition does not appear original and is characterised by more modern brick and render. Whilst the application property is not a designated heritage asset, given that it is identified as a 'positive unlisted group' of properties it is therefore considered a non-designated heritage asset in the context of NPPF 2021.

Paragraph 203 of the NPPF 2021 states that the effect on application on the

significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In this regard, the outbuilding is not original and is of more modern construction. The proposed annexe would be slightly larger than the existing outbuilding but would be faced in materials in keeping with the main dwellinghouse. As such, given the need of the development to provide assistance with a family member's care and that it would not directly or indirectly affect the non-designated heritage asset, it is not considered that it would adversely affect the significance of this non-designated heritage asset.

Notwithstanding the above, the application site is located within the North Park Road and South Park Road Conservation Area and regard must be given as to the question of what harm if any will occur to the character of the conservation area and nearby designated heritage assets. As originally submitted, the application was not supported by a Heritage Statement and this was prepared during the course of the application. It identifies that the conservation area includes various designs of architectural styles which are modest and simple in appearance which is in-keeping with the suburban nature of the immediate area. The application site is surrounded by residential properties of similar style and many of which have been extended.

In order to maintain the traditional appearance by removing the rendered finish garage, the annexe will be built using red face brickwork to match the brick of the existing dwelling house. The roof will comprise of a hip design in slate. Whilst this would be different from the roof arrangement of the existing application property which accommodates a gable roof, the use of slate is in keeping with the existing garage and house arrangement. Whilst more traditional windows would have been preferred, the annexe would be in keeping with the application property which accommodates UPVC windows as do several other properties in the immediate vicinity.

The proposals would sympathetically respond to the application site given the red face brick work to match the existing dwelling house.

The proposal would involve the demolition of an existing outbuilding and the erection of a new dwelling house. Consideration has been given to the affects of the annexe of this non-designated asset above. As such, the question is what harm if any will occur to the character of the conservation area.

Although brief in nature, the application is also supported by a Design and Access Statement which broadly reflects the statements made in the Heritage Statement. The applicant considers that due to the large area of the garden and demolition of the existing garage that the proposal will not have an overbearing effect on the site or any detrimental effect on neighbours.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to show special regard to the desirability of preserving listed buildings and their settings in exercising their planning functions. The annexe would be visible from the public highway but would be largely obscured by the existing timber fencing/rendered brick wall and would not appear any different than what is currently in situ. The application site is located within close proximity to nos. 38 & 40 North Park Road. These properties are Grade II listed. However, the proposed development would not extend beyond the rear elevation of the garage at no.30 so it would not adversely affect these designated heritage assets.

The proposed development would not have an adverse effect on the character of its

surroundings due to its simple design and variety of building styles located within conservation area nor would it harm the setting and significance of listed buildings

The harm to designated and non-designated heritage assets has been considered. It is considered that the development would have no harmful 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. In addition, no harm or loss to the non-designated heritage asset would occur as a result of the proposed development.

As such, the proposal is considered to comply with the requirements set out in the NPPF(2021), policies CS19 and CS20 of the Knowsley Local Plan (2016) and Saved Policy DQ5 of the Unitary Development Plan.

Design

The Householder Development SPD advises that garages, sheds and other detached buildings should normally be behind the building line or be well screened by hedging or similar landscape treatment. The proposed annexe will be situated where the existing outbuilding is located and would be obscured by the existing timber fence located at the side of the dwelling house and is therefore in accordance with the SPD in this respect.

The roof line of dwellings in this locality are typically gable in design. Whereas the proposed annexe would accommodate a hip roof with grey tiled roof to match the main dwelling house. This is considered acceptable given the variety of building designs within the conservation area and would appear less dominant to neighbours.

The annexe would be finished in red facing brick and differs from the existing outbuilding which is rendered finish. The main dwelling house is faced in both brick and render. The use of red brick is considered more appropriate in terms of the character of these group of dwellings and the wider setting of the conservation area and is acceptable in terms of design.

The annexe would include white UPVC windows and openings. The Conservation Area appraisal notes that not all changes to historic buildings have been sympathetic to the character of the conservation area and notes specifically the use of replacement UPVC windows rather than more traditional natural wood windows. However, it was noted that the main dwelling house has UPVC windows and the proposals would match that of the existing house. Given that the windows would only be visible from the private amenity space it is acceptable in terms of design.

Overall, the proposals are appropriate in terms of design and would not result in an incongruous addition to this non-designated heritage asset. The development proposals would not appear any different from the street scene with the exception of hip roof and brick facing wall which nevertheless would be obscured by existing boundary treatments.

Residential Amenity

No. 30 North Park Road

No. 30 is the neighbouring semi-detached Edwardian property. Similar to the application property it has a number of windows at its side elevation facing the application property. The annexe would be located alongside the common law

boundary with no. 30 and as originally submitted it would introduce new views between habitable living space of these properties.

In the interest of residential amenity and also for the privacy of the family member and neighbours, the applicant has revised the application the proposals during the application process removing the combination window and door arrangement located in the front elevation with a brick facing wall with double doors located at the side elevation facing towards the application property. As such, there would be no interface between the habitable living spaces with no. 30.

The outbuilding would be located in a similar position to that of the existing outbuilding built marginally forward the existing garage. The annexe would be obscured by the outbuilding associated with no. 30. As such, it is not considered that the proposed development would adversely affect the residential amenity of existing and future occupiers.

No. 26 North Park Road

No. 26 is the adjoining semi-detached property. It contains one set of French doors at its rear elevation with the remaining openings located on the side and front elevation. The common law boundary between these properties comprises of a 2m brick wall in rendered finish. Due to the height of the boundary features the window facing this property would be largely obscured and not allow any intervisibility between the development proposal and no. 26.

Accordingly, no impacts to residential amenity would occur in relation to this property.

No other properties would be affected.

Highways

The application property is a 4 bedroom property. The development proposals would technically increase the number of bedrooms in the property and as such the Ensuring a Choice for Travel SPD advises that 4+ bedroom properties should ensure 3 vehicle parking spaces within the curtilage of the property boundary.

The property benefits from hardstanding to provide vehicle parking for multiple cars at the front and side. As such, there would be no adverse impact to highways safety in this regard.

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.

- 4) The annexe should be used wholly in conjunction with, and ancillary to no. 28 South Park Road and should not be occupied as an independent dwelling.

Reason: In the interests of residential amenity and highways safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE

Date Received	Ref. No	Version	Drawing/Document Title
02/02/2023	TQRQM23023150642646		LOCATION PLAN
02/02/2023	003TQRQM23023150540678		PROPOSED BLOCK PLAN
30/03/2023	004	2 ND REVISION	PROPOSED ELEVATIONS
30/03/2023	002	3 RD REVISION	PROPOSED GROUND FLOOR PLAN

Signed Case Officer¹: John Fleming

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.

Appendix 1 – Site Photographs



