

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00152/FUL

APPLICANT: Cromer House Dental Practice

WARD AFFECTED: Roby

DEVELOPMENT: CHANGE OF USE OF DWELLING (22 ARCHWAY ROAD) TO FORM EXTENSION TO 20 ARCHWAY ROAD DENTAL PRACTICE TOGETHER WITH THE DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION INCLUDING THE INSTALLATION OF 4 NO ROOFLIGHTS

LOCATION OF SITE: Fernbank, 22 Archway Road, Huyton, L36 9XB

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area
Strategic Road Network

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development

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

H5 - Development within Primarily Residential Areas
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV5 - Contaminated Land

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

A recent similar development for the demolition of single storey side extension, erection of three storey extension and conversion of existing dwelling into 7 apartments was approved (19/00475/FUL – approved 24/01/20).

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A previous application for the erection of a three storey extension to the side was also refused at the property (17/00778/FUL) - refused 13 12 19).

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objection provided the arboricultural document is made an approved document.

Cadent Gas - There is apparatus in the vicinity of the site which may affect the proposed development.

Environmental Health - No objection subject to conditions relating to a construction management plan and construction hours.

Highway Authority - No objection.

Merseyside Environmental Advisory Service – No objection subject to conditions in relation to bat boxes, shrub clearance and an informative in relation to protected species. The Council does not need to consider the proposals against the three tests (Habitats Regulations).

Merseyside Fire and Rescue – No objection subject to standard informatives in relation to fire safety.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the change of use of dwelling (22) to form extension to 20 Archway Road dental practise together with the demolition of existing single storey side extension and the erection of a two storey side extension and a single storey rear extension including the installation of 4 no rooflights*.

**Amendments have been made to the application including by reducing in size the windows of the extension and changing the window surrounds.*

POLICY CONSIDERATIONS

The application site is situated within a Primarily Residential Area where housing development is acceptable in principle. Other uses are acceptable provided that they are appropriate for a residential area. There is an existing dental practise next door. The application would merely be an extension to the existing use. It is considered that the use is appropriate for a residential area and the development is acceptable in principle.

The application complies with policies CS2, CS7, CS19, CS21 and CS22 of the Knowsley Core strategy and policies H5, DQ2, DQ4 and ENV5 of the Unitary Development Plan.

DESIGN, HERITAGE, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The scale of the development and design is similar to the previously approved scheme (19/00475/FUL). The development is of high quality design which would be appropriate to the site context. The frontage facing onto Archway Road would be prominent in the streetscene, however, amendments have been made to this elevation to improve the appearance including by reducing the size of the windows and changing the detailing around them, to ensure that the extension appears as a subordinate addition to the main dwelling.

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These amendments would improve the appearance of the building when viewed from Archway Road. The application causes no crime or anti-social behaviour issues.

HERITAGE

The building is considered to be a non - designated heritage asset. However, for the reasons outlined above, the development would not adversely affect the character and appearance of the building. The development will have a positive impact on the building as a derelict building will be brought back into active use. Conditions will be attached to require precise details of the windows, doors, rooflights and materials in line with the conditions on the previous approval.

RESIDENTIAL AMENITY

Existing Residents

The proposal would not harm the amenity of neighbouring properties.

The property of number 2 Rupert Road would not be affected as there are no side windows on this property that would be affected through loss of light/outlook. The scale of the proposal has been significantly reduced compared to the original refused application and the proposal will not adversely affect number 2.

There would be no impact on 20 Archway Road as the two storey rear element of the extension would be set back over 6 metres away from the boundary. As a result, the application complies with the 45 degree rule set out in the Householder SPD for extensions impacting on other properties.

There would be no harm to the properties to the north west as the extension would be at least 21 metres away from the rear boundary.

Environmental Health have requested that a condition requiring a construction management plan is attached to the decision however, given the small scale nature of the development it is not considered that the construction of the extension would cause unreasonable harm to the amenity of neighbouring residents and the condition would therefore not be necessary.

Overall, the development will not harm the amenity of neighbouring properties.

Future Users

The development would provide acceptable levels of privacy, light and outlook for future users of the building.

ECOLOGY

The proposal would not cause harm to ecology. This is supported by the views of MEAS who have no objection to the development subject to conditions in relation to bat boxes and shrub clearance and an informative in relation to protected species.

HIGHWAYS

It is considered that the proposal would not cause harm to highway safety. This is supported by the views of the council's highways department have no objection to the development. An Electrical vehicle

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charging point is required and can be secured via a condition. Due to the viability implications of renovating the existing building, it is considered that 1 electric vehicle charging point rather than 1 per 2 dwellings is appropriate in this instance. Overall, the application complies with core Strategy Policy CS6.

TREES

It is considered that the development will not cause harm in relation to trees. This view is supported by the council's arboricultural officer who has no objection to the development subject to the arboricultural report being made an approved document. Therefore, the application complies with Core Strategy Policy CS21 and UDP policy DQ4.

OTHER MATTERS

It is considered that matters such as contamination can be appropriately dealt with via conditions. It is considered that a condition to require a construction management plan would not be proportionate or reasonable given the small scale of the development.

CONCLUSION

The proposal is acceptable in design, and would not cause harm in relation to heritage, the amenity of neighbouring properties, ecology, highway safety or trees. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission 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.

Pre Commencement

- 3) Materials

No part of the development hereby permitted shall be commenced until the following details have been submitted to and have been approved by, the local planning authority:

- a. Facing, roofing and hardsurfacing materials
- b. The design and finish of all new gates, railing and pillars.

The approved details shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

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Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

4) Windows

No part of the development hereby permitted shall be commenced until the following details have been submitted to and have been approved by, the local planning authority:

- Elevation and section details of the proposed windows. Sectional detail shall be submitted at a scale of no less than 1:2 (The windows shall be constructed of timber and be of sliding sash design).

The approved details shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

Pre Occupation

5) Landscaping

No part of the development hereby permitted shall be occupied until Details of landscaping have been submitted to and have been approved by, the local planning authority:

The approved details shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

6) Bat Boxes

The development hereby permitted shall not be occupied until details of bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

Reason: To provide appropriate habitats for bats in accordance with policy CS8 of the Core Strategy, adopted January 2016.

7) Electric Vehicle Charging Point

No dwelling shall be occupied until a single outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space has been provided. The charge point shall be located in accordance with the approved drawing: (*Proposed Site Plan - AL-20-100- Revision P5 received 28/04/21*).

The chargepoint shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent, and

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- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

The chargepoint shall be clearly marked as such and its purpose explained to new users in any travel plan.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

8) Construction Hours

No construction work, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08.00 - 18.00 Monday to Friday;
08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9) Doors

The front facing doors shall be of timber construction, with a painted finish.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

10) Roof Lights

The proposed roof lights shall be installed flush with the plane of the roof and coloured to match the roofing material.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

11) Shrub Clearance

No tree felling, scrub clearance, vegetation management, ground clearance or building works are to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present.

Reason: to protect ecology in accordance with policies CS2 and CS8 of the Core Strategy, adopted January 2016.

Informatives

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Protected Species

- 1) The applicant, their advisers and contractors should be made aware that if any European protected species (bats) are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/05/2021	AE-20-001	P3	Proposed Front and Rear Elevations
28/04/2021	AL-20-100	P5	Proposed Site Plan
17/03/2021	AL-00-001	P2	Site Location Plan
17/03/2021	AE-01-001	P1	Existing Elevations
17/03/2021	AE-20-002	P2	Proposed Side Elevations
17/03/2021	AL-00-002	P2	Existing Site Plan
17/03/2021	AL-01-001	P2	Existing Ground and First Floor Plans
17/03/2021	AL-01-002	P1	Existing Floor Plans Second and Roof
17/03/2021	AL-20-010	P1	Proposed Ground Floor Plan
17/03/2021	AL-20-020	P1	Proposed First Floor Plan
17/03/2021	AL-20-030	P1	Proposed Second Floor Plan
17/03/2021	AL-20-040	P1	Proposed Roof Plan
17/03/2021	AL-63-001	P1	Proposed lighting plan
17/03/2021	AS-20-001	P2	Proposed Section A-A
17/03/2021	AS-20-002	P2	Proposed Section B-B
17/03/2021	-	-	Arboriculture Impact Assessment & Method Statement
17/03/2021	RPT_204003_C2_210201	-	Design and Access Statement

Andrew Hunt

21 June 2021

Alan Kilroe

21 June 2021

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