

Regeneration and Economic Development Department

APPLICATION NO: 21/00405/FUL

APPLICANT: Mr Luke Farrell

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF PART TWO STOREY AND PART SINGLE STOREY
EXTENSION TO SIDE AND REAR (AMENDMENT TO PROPOSAL
PREVIOUSLY APPROVED UNDER PLANNING REF 20/00593/FUL)

LOCATION OF SITE: 57 Wokingham Grove, Huyton, Knowsley, L36 5YX,

KNOWSLEY LOCAL PLAN ALLOCATION –

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 (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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

The application is for the erection of a part two storey and part single storey extension to the side and rear of the semi-detached property at 57 Wokingham Grove in Huyton. The application is an amendment to the proposal previously approved under permission reference 20/00593/FUL, to include the addition of a single storey rear extension. The proposal would provide a new living room, extended kitchen/dining area and a fourth ensuite bedroom.

The proposed two storey extension would be set back 1.0m from the principal elevation of the property and would project approximately 2.4m at the side. The extension would measure 7.4m in length to wrap-around with the proposed single storey rear extension. The two storey extension would also have a pitched roof which would measure 4.8m in height to the eaves and 7.1m to the ridge.

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The single storey rear extension would project approximately 2.7m at the rear and would measure 6.5m in width. The development would have a lean-to roof which would measure 2.6m in height to the eaves with a maximum height of 3.5m.

RELEVANT PLANNING HISTORY

20/00593/FUL - ERECTION OF TWO STOREY AND PART SINGLE STOREY SIDE EXTENSION.
Granted permission 23 December 2020.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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.

DESIGN

The proposed two storey extension would be set back from the principal elevation of the property and the roof of the extension would also sit below the ridge of the main roof. These factors together would ensure that the development appears subservient to the existing property and would not create a terracing effect within the street scene. The proposal would also be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the two storey side extension to No. 59 Wokingham Grove, it would not be viewable from this property and would not adversely affect the amenity of the occupiers. The proposed single storey rear extension would extend 2.7m adjacent to the shared boundary with No. 59. The extension would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m and as such, the development would not significantly affect the outlook or levels of light to No. 59.

The proposed development would extend adjacent to the shared boundary with No. 55 Wokingham Grove. There are no habitable windows on the gable wall of No. 55 and therefore, the development would not appear unduly overbearing in relation to the occupants of this property. Also, as discussed previously, the rear element of the extension complies with the Householder Development SPD and subsequently, the proposal would not be detrimental to the visual amenity of neighbours.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four. The Householder Development SPD states that 4+ bedroom properties should provide a maximum of three in-curtilage car parking spaces. The property currently benefits from one parking space which is accommodated to the front/side of the property. Whilst the proposed extension would result in the loss of the area to the side of the property, this area is substandard in size to be utilised for parking.

The proposal would also involve extending the existing area of hardstanding to the front of the property so that it is entirely hard-surfaced. However, there is insufficient room within the curtilage of the property to accommodate an additional parking space. Whilst the existing level of parking would not strictly comply with the Council's parking standards for a four bed property, as these are maximum standards and the proposal would not result in the loss of any parking, on balance, the proposal is acceptable.

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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.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/04/2021	A1330 01D	-	EXISTING PLANS AND ELEVATIONS, LOCATION PLAN AND SITE PLAN
13/05/2021	A1330 P01C	-	PROPOSED PLANS AND ELEVATIONS

Informatives

- 1 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.

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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 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

Chloe Roberts

23 June 2021

Alan Kilroe
24 June 2021

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