

<u>APPLICATION NO:</u>	24/00311/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	222 Knowsley Lane, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A DOUBLE GARAGE AT THE FRONT OF EXISTING PROPERTY		

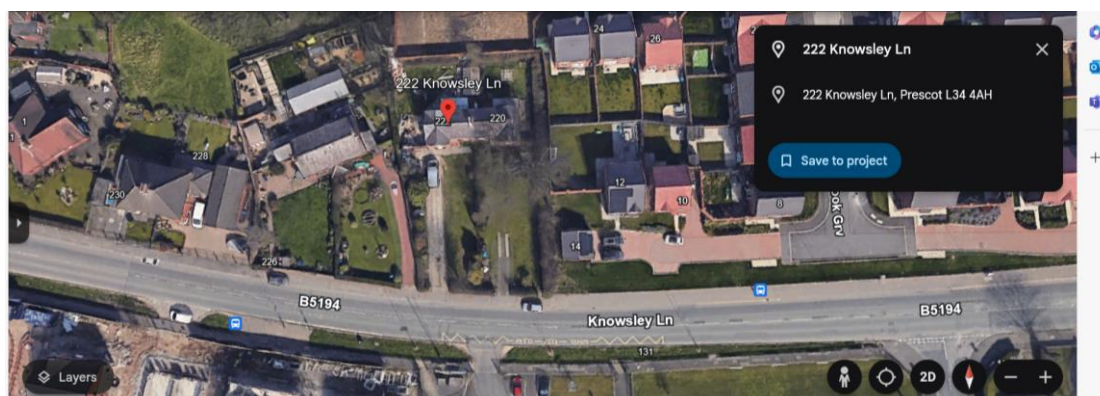
Site Description

The application site is located at 222 Knowsley Lane, Huyton and is located within an area designated as a Mixed Use in the Development Plan; the site falls within the allocated area which forms a Sustainable Urban Extension (SUE) (Knowsley Lane, Huyton). The SUE sites were released from Green Belt allocation, this particular one is located between North Huyton and the M57 situated to the north.

The application property is a semi-detached dwellinghouse and is brick facing on its front, side and rear elevations, together with white composite openings and a slate roof. The property benefits from a rear conservatory and an outbuilding within the rear garden. There are current ongoing works to complete a two-storey side extension and a single storey rear extension (previously approved).

The application site is situated to the north of Knowsley Lane (B5194). The property is situated approximately 26.5m away from the public highway and the front elevation of the dwelling is south facing. There are residential properties to all directions of the application site. A Listed Building(s), School Cottages – 224 and 226 Knowsley Lane (Grade II), are located to the west, adjacent the site.

The existing front garden area comprises largely grassed amenity space with hardstanding to provide a driveway through the front garden in the form of a single-width driveway. There are a range of trees to the front and side curtilage (on the party boundary shared with No.220) which range in height, species and maturity. The front curtilage of the site is bounded by a brick wall with brick pillars and fence panels together with an access gate all at a height of circa 2m. The front boundary treatment does not have Permission; this matter will be referred to Planning Enforcement.



Proposal

The application seeks permission for the erection of a detached outbuilding (double garage) to the front elevation of the dwelling.

The proposed development would have a width of 8.6m and a depth of 6.6m. The proposal would occupy a footprint of circa 57.1m². This structure would be served by a dual-pitched roof, which would measure 2.79m and 4.36m at the ridge.

The front elevation of the proposed outbuilding would be west facing, this would feature an electric garage door. The front roof slope of the proposal would include a projecting dormer triangle in the roof with a small window. The north facing side elevation would see the installation of 2 windows and an access door.

At its closest the proposal would be situated circa 4.6m from the public highway. The interface distance between the principal (front) elevation of the dwelling and the side elevation of the proposed development would be circa 13.8m.

The proposed development would facilitate in-curtilage parking for 2 no. vehicles and occasionally provide use as a workshop.

The application has seen a minor amendment in that the proposal has been relocated marginally further away from the highway.

3D visualisations of the proposed development in relation to the original dwelling were also submitted in support of the proposal.

Consultations

Design and Conservation – Comments Received. The proposed development would cause a level of harm to the setting of the Listed Building(s) which would be deemed low-moderate.

Knowsley Parish Council – No Comments Received.

Representations

This application has been publicised by letters sent to 5 neighbours. The application has also been publicised by way of Site Notice (date of expiry 09.10.2024) and Press Notice (date of expiry 27.10.2024). No representations have been received.

Planning History

APP. NO:	21/00712/FUL
PROPOSAL:	DEMOLITION OF EXISTING CONSERVATORY AND THE ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION TOGETHER WITH THE ERECTION OF A TWO STOREY SIDE EXTENSION
DECISION:	GRANTED
DECISION DATE:	4 November 2021

The application for 21/00712/FUL approved saw the ground floor of the dwelling occupy a footprint of circa 119sqm.

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.

The site is identified as a Sustainable Urban Extension area within the Local Plan Policies Map and Development Plan. The site is already in residential use, as is the adjoining sites. Therefore, a domestic extension would be considered acceptable in principle within this location subject to compliance with all other relevant local planning policies 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 H5 and H8 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; and that adequate parking and garden space would remain for use by residents of the extended property.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Borough's Historic Environment
- SUE2a - Sustainable Urban Extensions - Knowsley Lane

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

- H5 - Development within 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.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Assessment

Core Strategy Policy CS2, Principle 4 aims to recognise environmental limits, protect and enhance local character and promote quality of place by:

- a) Understanding and respecting the character and distinctiveness of places and landscapes;
- b) Protecting and enhancing the historic environment;

Core Strategy Policy CS19 states that in order to enhance the local distinctiveness, identity and accessibility of places, new development will be expected to:

- a) Respond to and integrate positive characteristics or immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;
- b) Complement and enhance (where possible), existing landscape, topography, Green infrastructure; and features of local importance and historic interest;

Core Strategy Policy CS20 stipulates that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, this means that the Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that (1) in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Context

The application was not supported by a Heritage Statement. It was acknowledged during the determination stage that the adjacent properties (224-226 Knowsley Lane) were Listed Building(s). A view was taken that the application could be determined without one and the Council's Design and Conservation Officer was consulted on the scheme for comments and a view on the scheme and the level of the harm on setting.

224-226 Knowsley Lane (School Cottages)

School Cottages hold evidential, historical and aesthetic significance, understood to be built by Lord Derby as the Knowsley Boys School, and later converted to a pair of cottages, by 1847. The building's historical interest derives from being a key building built by the estate for tenants and workers, with the aesthetic significance derives from the building's layout, architectural style, materials and details. The Listed Building's attractive front garden setting is laid out in the same manner as shown on historical mapping; demonstrating the evidential historical value (including the setting).

The semi-detached properties of 220-222 Knowsley Lane were constructed in between 1906-1925 at some point. At this point, the four properties of 220-226 Knowsley Lane formed a small, relatively isolated grouping on this stretch of the Lane. The design and layout of the newer cottages were clearly influenced by the earlier pair of (Listed) cottages. The arrangement of the plots of 220-222 reflect that of the Listed Buildings' plot, as it responds to the unusual angle and deep set-back arrangement, with comparable front garden areas (of long front garden and shallower rear garden layouts). The Conservation and Design Officer has identified that the scale, features and materiality of 220 and 222 Knowsley Lane present a resemblance with the Listed Building(s), notwithstanding the recent changes to 222 Knowsley Lane and the frontage boundary which have begun to deteriorate the relationship. It is also acknowledged that the frontage boundary of the four cottages were also characterised by privet hedges which furthered the common characteristics of this small group, this feature echoes the typical character of later 19C/early 20C development by the estate, seen further in Knowsley Village.

For the context and understanding of the application site, the proximity to the adjacent Listed Building(s) their significance and from comments provided by the Council's Conservation and Design Officer, it is understood that the Listed Building(s) and the cottages of 220-222 Knowsley Lane, form a visually harmonious group with mutual historical associations.

The Listed Building(s) would be located at an approximate interface distance of 19m away from the proposed development.

Design and Conservation

6.4 of the Householder Development SPD states that the overall scale of the

development should not look out place in the street scene or immediate environment. Extensions should normally be subordinate to the original dwelling.

7.10 of the Householder Development SPD stipulates that garages, sheds and other detached buildings should normally be behind the building line or be well screened by hedging or similar landscape treatment.

6.15 of the Householder Development SPD outlines that extensions should take account of any regular spacing between buildings or in the front line of buildings.

Paragraph 135 of the NPPF asserts that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Paragraph 139 of the NPPF outlines that development that is not well designed should be refused, especially where it fails to reflect design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

NPPF paragraph 206 stipulates that any harm to, of loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The accompanying guidance of CS20 (9.16 Listed Buildings) outlines that the Council will take positive action to ensure new buildings within the curtilage of, or close to, a Listed Building, will respect its setting and immediate landscape. It furthers that Knowsley's Listed Buildings are considered to have a special architectural and/or historical character that is worthy of preservation.

6.10 of the Householder Development SPD outlines that normally the Council would require that materials for an extension generally be the same or similar as on the main dwelling. Window styles should also generally match those on the main dwelling and echo the proportions of the original building. Any detailing on the original dwelling such as feature brickwork or window sills should be accurately reproduced where possible in the design of the new extension.

The existing dwelling is brick facing with white composite openings, Georgian windows and slate roofing. More specific architectural features include corner brick, soldier course brick detailing and brick detailing to the sides of the openings.

The submitted plans annotate that the proposed development would feature external facing materials that would match the existing dwelling and feature a cohesive design (this is except for reference to tiles on the roof structure, whereas the submitted plans specify tiles, although an annotation 'to match main property' is included to ensure it accords with the application dwelling). The proposed development would have a pitched roof.

The design of the proposed development is considered to show a level of relation to the application dwelling; matching facing brickwork and other external materials would support this. However, the overall proposal lacks some of the finer, more detailed features of the application property, such as the corner brick and window frame detailing. It is not considered that the full detailing of the original dwelling has been emulated successfully onto the proposed development. Moreover, the window detailing on the north facing side elevation would not be coherent with the windows otherwise seen on the dwelling; this elevation, however, would not be readily visible from the street scene and therefore would not have as significant an impact. The 'porthole' detail of the scheme is acontextual; although a minor point, it further fails to capture the architectural details of the original dwelling and contributes to the harm caused by design in relation to the original dwelling and the adjacent three cottages.

Although, the proposed development would somewhat comply with requirement 6.10, it would not be deemed to fully achieve this guidance and would fail to emulate the style and design of the dwelling. Ultimately, this would appear discordant to Saved Policy H8 (Criterion b).

It is acknowledged that the scale of the proposed development is a notably enlarged structure and would be sited to the front of the dwellinghouse and therefore hold a prominent view in the street scene. The proposal would not be considered to comply with criterion a) of Saved Policy H8 as the proposal would have a scale, form and massing, which would be a disproportionate addition to the original dwelling. It would be deemed to be exacerbated, given that this would be sited in front of the property, within close proximity to the public highway and would read as an unduly dominant structure. Due to this, the proposal would therefore conflict with 6.4 of the Householder Development SPD as it would contain a scale which would look out of place in the street scene and insubordinate to the original dwelling.

During discussions with the applicant, they outlined that the footprint of the application dwelling would be enlarged following the ongoing building work to erect the application proposal for 21/00712/FUL, and that when considering scale, it should be based off the footprint including the expanded footprint. Criterion a) of Saved Policy H8 states that the relationship between a proposal will be assessed against the 'original' dwelling. This view should be reinforced, given where the proposed development is sited (prominent position in the street scene and in front of the principal elevation) the proposal would still be observed as an unduly dominant outbuilding to the dwelling, regardless of the extensions. Furthermore, when observed in the context of the other three cottages, which at present retain footprint's comparable to the original dwellings' footprint, it would further highlight the enlarged scale of the proposal as the footprint of the proposal would roughly be equal to the footprint of the other three cottages.

The accompanying guidance of Saved Policy H8 (5.47) states that new extensions to dwellings should generally be smaller than the original dwelling and designed as a subordinate element. Larger or more dominant extensions may be permitted where this would enhance the overall appearance of the dwelling. It is deemed that the proposal would harm the overall appearance of the dwelling, and the proposal would

not be considered a subordinate element. When assessed in conjunction with the above policies outlined, it is considered that there are few benefits to the original dwelling or the wider street scene's design and character that would prove that the scheme would enhance the overall appearance of the dwelling.

The proposed building is set substantially forward of the principal frontage of 222 Knowsley Lane, directly in front of the principal elevation. The width of the plot where the proposal would be sited measures circa 11.3m, the side elevation of the proposal would measure 7.2m.

This position is not sympathetic to the historic layout characteristics of the 220-226 dwellings. The comments provided from the Design and Conservation Officer identify that the existing and historic outbuildings which served these properties were built exclusively to the rears, with front gardens displaying a design of semi-private spaces with low frontage boundaries to provide an attractive setting. The position of this structure would consequently be incongruous to the established historic pattern of development for this group of dwellings. Furthermore, the scale and position of the proposed development would enclose views and openness from its form and massing and subsequently would contravene CS2 (Principle 4), CS19, CS20 and 6.15 of the Householder Development SPD.

The Listed Building(s) is set on an askew angle, facing obliquely towards both the front garden of 222 Knowsley Lane and Knowsley Lane. The position of the building would therefore mean it is prominent in views to/from and including the Listed Building.

The structure neither complements or enhances the cottage's attractive front garden setting, or those of its immediate (including listed) neighbouring dwellings which overlook the site. Given its height and scale, the substantially sized building would be a harmful and prominent feature in the street scene. The proposal would disrupt views of the primary frontages as the focal point.

The applicant has referred to the pear tree which would be situated between the side elevation of the proposal and the front curtilage of the dwelling. Although, it is acknowledged that this would offer a level of screening given it's a mature tree of a prominent size, it would not be considered sufficient screening. 7.10 states that landscaping can offer a decent level of screening, which in some instances is supported, however, given the proximity to the highway and the size of the outbuilding, this tree would not offer sufficient screening. When considered in the context, it is deemed that the front garden area would not be appropriate to accommodate expansive outbuildings, even with suitable screening.

Moreover, the pear tree is not protected and subsequently could be removed at any point in the future and even if retained would only screen the proposal for half the year, which on planning balance would not be considered a sufficient level of screening, and when not screened would be an unduly dominant feature. Due consideration has been given to the unauthorised walls and gates which form the front boundary treatment, however, if this was removed and returned to the previous 1m tall privet hedging this would remove another potential method of amelioration on the visual impact. For these reasons, it is not considered that the screening offered would form a suitable material consideration.

During the determination it was considered whether the potential of having the proposal relocated, albeit to a minor degree, further back from the highway as to whether this would mitigate the visual prominence and impact. The original plans

indicated that the proposal would be built approximately 3.2m away from the front curtilage. Consideration was given and although amended plans were submitted which repositioned the proposal, there are substantial other issues in relation to the design which would be considered to cause adverse harm which cannot be overcome.

It is acknowledged that the street scene contains a mixture of house types and are varied in their extent of set-back from the highway. The street scene features two outbuildings close to the application site. These will be elaborated later in the report. The revision was considered to appear to integrate and harmonise with these existing outbuildings, however, as outlined that the street scene displays a variation in the house types, layout, character and the historic context of the small group of the four cottages etc. For these reasons, it would not be deemed that the other outbuildings and their site contexts are directly comparable.

The proposed development would be deemed to result in an adversely harmful design, which would affect the original dwelling and its wider curtilage, along with its impact on the group of cottages. The design of the proposal would be harmful without the added context of the adjacent Listed Building(s) to which this fact contributes to the harm, albeit for its own reasons.

On design grounds, the proposed development would be considered to display an adversely harmful design by virtue of not appearing subordinate or sympathetic to the original dwelling and wider street scene context it is situated within. Elements such as an enlarged scale, mass and form etc with a harmful layout within the plot and alignment with the aforementioned cottages, it would be deemed to contravene with CS19 (criterion a), Saved Policy H8 (criterion a & b), and the NPPF (paragraph 135, criterion a & b) and the Householder Development SPD. Consequently, in accordance with the NPPF paragraph 139, development that is not well designed should be refused, especially where it fails to reflect design policies and government guidance.

From a conservation and heritage perspective and the impact on the Listed Building(s) and their setting. It is the opinion that the proposal would affect the setting. The visually attractive harmonious design and layout of the Listed Building(s), and 220-222, would be negatively affected by the development in its current form.

The introduction of a substantially sized and plainly detailed building towards the front of these semi-private frontage gardens would compete visually with the Listed Building(s) and detract from the pleasant landscape views to and from the Listed Building(s) and across its gardens.

It is the view of the Design and Conservation Officer that the level of harm to the setting of the Listed Building(s) would be low-moderate; this level of harm would be considered to hold great weight in the planning balance, as required by s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This would therefore be considered as less than substantial harm.

As required by the NPPF Paragraph 206, clear and convincing justification shall be required in order to assess it (in this instance) against the adverse impact of harm on a designated heritage asset from development within its setting. It is considered that no such requirement has been sufficiently satisfied in order for the Local Planning Authority (LPA) to support the application. The proposed development would represent a private benefit for the applicant and provide little to no wider public benefits; a detached garage for more secured, sheltered in-curtilage parking would

not be considered a sufficient justification. When considered against the level of harm to the setting of the Listed Building(s) and harm by design identified throughout the report, it would be deemed that there is little evidence for the LPA to support the application. Moreover, the policies outlined (NPPF, Paragraph 206) outline that no matter the level of identified harm, a suitable justification shall be provided.

On Conservation grounds, the proposed development would be considered to result in a low-moderate level of harm on the setting of the Listed Building(s). Given that the outlined policies place great weight on conservation and preservation of designated heritage assets, great weight is awarded to these policies. The application lacks convincing qualities or wider public benefits that would outweigh the harm to the adjacent Listed Building(s). This is in line with Paragraph 205 of the NPPF and s66 of Planning (Listed Buildings and Conservation Areas) Act 1990 as well as aforementioned policies. The proposed development would be deemed to contravene with CS2 (Principle 4), CS19, CS20, Saved Policy H8, NPPF Paragraph 205 and s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

CS19 (2) stipulates that development should maintain a good standard of amenity for all existing and future occupants of land and buildings. The accompanying guidance for this policy (9.6) outlines that the design of new development should avoid unacceptable impacts which affect the amenity and living conditions of occupiers of buildings. Such effects can include generation of noise, light and air pollution and harmful overbearing and loss of privacy through overlooking.

6.19 of the Householder Development SPD states that extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing impact on neighbouring dwellings to an unacceptable degree.

220 Knowsley Lane

220 Knowsley Lane is the paired, semi-detached property. The front and rear original elevations sit parallel to the application site.

The proposed development would be erected at an oblique angle to the front elevation of No.220 with the side elevation on display. This would display an interface distance of circa 15m.

224 Knowsley Lane

224 Knowsley Lane is the adjacent, semi-detached dwelling situated to the west at an oblique arrangement. The proposed development would be erected at an approximate interface distance of 18.5m.

No.224 benefits from a large, detached outbuilding situated within the rear garden curtilage.

The proposed development would be considered to have the greatest impact to residential amenity on the above two properties. As outlined throughout the report, the proposal would be a notably large structure and therefore the primary concern would be the impact of appearing unduly dominant and visually harmful to views. It is acknowledged that there would be some impact on residential amenities, however, as the front gardens contain large depths (ranging from approximately 21-30m) it and

that the proposal would be erected closer to the highway and not directly adjacent the front elevations of these properties, it would not be deemed that harm to residential amenity would warrant a sufficient reason for refusal. It is accepted that the proposal would cause a diminishment of outlook and views, but it is not deemed this would be to an unacceptable degree for the reasons outlined above.

No other properties in the locality are considered to suffer any unacceptable impact.

Overall, the proposed development would not be considered to result in any unacceptable impact on residential amenities or privacy to local residents to substantiate a refusal on these grounds.

Highways

6.18 of the Householder Development SPD states that detached garages or extensions should not be built where they would obstruct views for motorists or pedestrians or otherwise compromise the safety of highway users. The proposal would not be considered to obstruct views.

The SPD also states that detached garages or extensions incorporating a garage should be set at least 5.5m back from the pavement or service strip to allow a car to be pulled clear of the road whilst opening the garage door. The proposal would be situated sufficiently away from the front curtilage of the site, that it would not cause any issues with the highway of Knowsley Lane and allow the space for manoeuvring.

The proposed development would provide two additional parking spaces within the curtilage of the dwelling.

Overall, the proposed development would be considered to comply with Saved Policy H8 and the Householder Development SPD and would not result in any unacceptable impact on the local highway network or on highway safety.

Other Issues

Precedence

During the determination of the application, the applicant had raised that the street scene contained other sizeable garages. This has been acknowledged during the determination stage but is not considered a suitable reason to allow the application in its current form, due to a difference in site contexts and specifics which are not deemed like for like in comparison; every application is assessed on its own merit.

This will be outlined further below:

10 & 12 Brooke Grove

There is a recently completed, new residential estate located to the east of the application site. At the end of a private road is a detached garage adjacent No's 10 & 12. This is located roughly the same distance away from Knowsley Lane.

The submitted layout plan outlines that the proposed development aligns with the garage on the adjacent housing site. Despite its proximity, it is not considered a notably relevant feature to the application site given that the sites have an utterly different, distinct character. Moreover, it is noted that the adjacent garage is significantly less in scale compared to the proposed development (circa 30sqm

footprint) and visually less in scale on the submitted layout plan when compared. Also, the adjacent garage is not situated directly in front of the dwelling it serves. Therefore, although similarities are identified the contexts are distinct and not directly comparable.

228 Knowsley Lane

No.228 is a semi-detached dwellinghouse to the west of the application site. The property benefits from a significantly enlarged outbuilding and is located circa 40m from where the proposed outbuilding would be erected at the application site. The detached garage at No.228 was granted Planning Permission in 2006.

The outbuilding is an anomaly in the street scene and is unique to this property. The relationship to the street scene and nearby properties is considered again distinct in contrast to the application property. Since the granting of this outbuilding, it is worth noting that a new Local Plan: Core Strategy and Householder Development SPD have been adopted (both 2016) and these policies and guidance provide the basis of decision making for development. The street scene and character etc are considered in the process as a material planning consideration, but do not automatically outweigh the Core Strategy and Householder Development SPD. It is not considered that the outbuilding present at No.228 provides a sufficient material planning consideration to justify a departure from the adopted Local Plan and relevant SPD's.

Further differences include, differing architectural styles of No.228 and the application property, the arrangement and layout of its plot and dwelling (including the set-back from the highway, garden layout). Moreover, the outbuilding does not project beyond the building line of the front elevation of No.228. Therefore, as expressed, it is not the opinion that a comparable precedent is present.

The agent for the application also provided aerial imagery for two addresses which contain detached garages within the front garden area. However, the two addresses given are not under the boundary of Knowsley as Local Planning Authority and subsequently will not form any part of this assessment.

Front boundary treatment

It was noted and corroborated in the response received from the Design and Conservation Officer that the recently erected high brick wall and gates at the application sites' front curtilage are erected without Planning Permission and that these interrupt the consistency of the hedged frontages. As this does not form part of this application (but is acknowledged) it shall subsequently be referred onto Planning Enforcement to investigate and recommend appropriate next steps.

Communication with applicant (13.08.2024)

An email was received from the applicant outlining a case in favour of the application. The applicant claimed via that the proposals have been designed to retain the character of the existing building with the roof form and apex and matching brick. They also stated that they would be happy to add further details such corner stone detailing to match the existing property and characteristics. Moreover, they assert that the proposed development would not dominate the existing dwelling as the site line from the entrance has been maintained and the 6ft garden wall masks the outbuilding unlike the adjacent housing development.

As highlighted earlier, the issues pertaining to materials, design and architectural

features failing to replicate the original dwelling were recognised as an issue to the scheme. Although the applicant has stated that they could improve the design and coherence to the original dwelling, no amended plans have been received to demonstrate this and therefore a decision has been made on the most recent set of plans. Moreover, it is not considered that this would overcome the other reasons for refusal for the application.

Conclusion

In conclusion, the proposed development is considered to result in an insubordinate outbuilding ancillary to the dwelling by virtue of its scale, form and layout to the detriment of the visual amenity and character of the dwelling and wider locality. The proposed development would not be considered to comply with the Local Plan Core Strategy, or its relevant policies or guidance contained with the Replacement Saved Unitary Development Plan or Householder Development SPD. The design would present an unduly dominant structure and adversely impact the street scene. Furthermore, the proposed development would have a low-moderate harmful impact to the setting of the adjacent Listed Building(s) and has failed to demonstrate that any harm to the setting would be outweighed by any tangible wider public benefit. It is subsequently recommended that the application be refused.

Recommendation

That Planning Permission be refused for the following reason(s):-

- 1) The proposed development would be detrimental to the visual amenity and character of the original dwelling and the wider street scene. It would result in an insubordinate and unsympathetic outbuilding in an unsuitable location which would be harmful by means of scale, form, massing, layout and alignment. The proposal would result in an unduly dominant structure and feature a harmful design. The proposed development is contrary to CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, the Householder Development SPD, adopted 2016 and the NPPF (Paragraph 135).
- 2) The proposed development due to its scale, form, mass, siting and design would result in an adverse effect on the setting of a Listed Building as the proposal would compete visually with the Listed Building and detract from its setting. As such the proposal would be contrary to CS2, CS19, CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, the NPPF (Paragraph 205) and s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/06/2024	22KL-MSM-A-0401	-	LOCATION PLAN
30/07/2024	22KL-MSM-A-3030	REV P1	VIEWS
30/07/2024	22KL-MSM-00-ZZ-DR-A-3010	REV P1	PROPOSED GA FLOOR PLANS AND ELEVATIONS
30/07/2024	22KL-MSM-A-3001	REV P1	PROPOSED SITE PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 30 October 2024 _

Informatives

Not applicable.

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