

Regeneration and Economic Development Department

APPLICATION NO: 21/00272/FUL

APPLICANT: Mrs Danielle Crossland

WARD AFFECTED: St Michael's

DEVELOPMENT: ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY EXTENSION TO SIDE.

LOCATION OF SITE: 56 Longview Drive, Huyton, L36 6EF

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 12 neighbours. 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a two storey rear extension and single storey side extension to the semi-detached property at 56 Longview Drive in Huyton. The proposal would provide an extended kitchen/dining area at ground floor level and a fourth en-suite bedroom at first floor level. Plans as originally submitted have been amended to reduce the scale of the proposed two storey rear extension to create a part two storey/part single storey rear extension.

The proposed single storey side extension would be set back approximately 6.2m from the principal elevation of the property and would extend 1.3m at the side. The extension would measure 5.9m in length as it projects towards the rear of the property to wrap-around with the proposed rear extension. The side extension would also have a lean-to roof which would measure approximately 2.6m in height to the eaves and 3.5m to the ridge.

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The two storey element of the proposed extension would project approximately 3.0m from the rear elevation of the existing property and would measure 5.8m in width. The extension would step-down to single storey as it extends an additional 1.0m at the rear and would have a total width of 7.2m. The development would also have a hipped roof which would measure 5.3m in height to the eaves, with a maximum height of 7.3m.

RELEVANT PLANNING HISTORY

None.

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 proposal was amended to reduce the size of the first floor extension due to concerns regarding the overall scale of development and its impact on amenity. The amended design would be in keeping with the scale and appearance of the existing property and would not be detrimental to the character of the street scene. The proposed development would also be faced in materials to match the existing property and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The two storey element of the proposed extension would extend 3.0m at the rear and the single storey element would extend 4.0m from the rear elevation of the existing property. The proposal generally complies with the Householder Development SPD, which generally supports two storey rear extensions of up to 3m (provided that any adjoining neighbouring property has a rear extension, if not it should be stepped in 1m) and single storey rear extensions of up to 4m. The adjoining neighbour has a single storey rear extension and a first floor bathroom window adjacent to the boundary with the proposed extension and although this is not strictly in accordance with the SPD, the presence of the bathroom window means that development would not significantly affect the visual amenity of the adjacent neighbours at No.'s 54 and 56 Longview Drive in terms of outlook, levels of light and privacy.

Overall, the proposal would not be unduly overbearing in relation to surrounding neighbouring properties and it is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four and the Householder Development SPD states that 4+ bed dwellings should have a maximum of three in-curtilage car parking spaces. There appears to be sufficient room to accommodate two cars to the front driveway and as the Council's parking requirements are maximum standards, the existing level of parking at the property is sufficient.

OTHER ISSUES

None.

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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.

- 4) The first floor bathroom window shown on plan 'E2417/01B' received 19 May 2021, shall be fitted with obscure glazing and shall be retained as such thereafter.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/03/2021	E2429/03	-	LOCATION PLAN
19/05/2021	E2429/02	B	EXISTING AND PROPOSED ELEVATIONS
19/05/2021	E2417/01	B	EXISTING AND PROPOSED FLOOR PLANS

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

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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.

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

24 May 2021

Alan Kilroe

24 May 2021

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