

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00791/FUL

**APPLICANT:** Mr John Barnes

**WARD AFFECTED:** St Gabriels

**DEVELOPMENT:** ERECTION OF A SINGLE STOREY SIDE EXTENSION AND RENDERING OF EXISTING DWELLING

**LOCATION OF SITE:** 33 Victoria Road, Huyton, L36 5SA

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Conservation Areas - Victoria Road and Huyton Church Road  
Primarily Residential Area

### **RELEVANT POLICIES**

National Planning Policy Framework

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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

DQ5 - Development in Conservation Areas

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

### **TECHNICAL CONSULTATIONS:**

Conservation & Design Officer – Advises that the site and building subject to these proposals is not of any intrinsic historic merit, being of more modern date, the plot being one created from subdividing the formerly extensive gardens serving the adjacent villa. The design features of the existing house should be copied across to the extension.

### **NEIGHBOUR NOTIFICATION:**

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice and a Press Notice. 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.

### **RELEVANT PLANNING HISTORY**

N/A

### **ISSUES AND ASSESSMENT:**

### **SITE AND SURROUNDINGS**

| Document Reference | Document Issue Number | Document Issue Date |
|--------------------|-----------------------|---------------------|
| PS/DC/OP04/05      | 003                   | 23/9/02             |

The host dwelling is a two-storey semi-detached property located at the end of Victoria Road, Huyton. The property incorporates an integral garage and front porch. It is set back approximately 25 m from the highway with a driveway leading from the highway within the plot serving the property.

The property and its grounds are within the Victoria Road and Huyton Church Road Conservation Area.

**PROPOSAL**

The application seeks consent for the erection of a single storey extension to the side to provide an open plan kitchen and dining area and a lounge. In addition to the extension the applicant proposes to re-render existing rendered panels and to render the brickwork to the existing gable. Planning permission is required for rendering in this instance as the property is located within a Conservation Area.

**POLICY CONSIDERATIONS**

The proposed development complies with the National Planning Policy Framework and Policies CS2, CS19 and CS20 of the Local Plan and Saved Policies DQ5, H5 and H8 of the Replacement UDP.

**DESIGN, ACCESS AND CRIME PREVENTION**

The existing house has brick detailing and rendered panels to the front elevation which are slightly recessed, it is also rendered to the rear with the gable being constructed in brickwork. The dwelling has a pitched tiled roof with a piked detailed projecting element to the front which is hipped into the pitched roof.

The proposed extension would extend the full depth of the gable elevation of the existing property and would be 3.13 m wide. The extension would have a mono-pitched roof attaining a maximum height of 3.9 m. A window is proposed within the front elevation, patio doors to the rear, no openings to the side elevation and 4 no. rooflights within the slope of the roof.

The application has been amended to incorporate the rendering of the existing property and to revise the elevational detail of the extension so that it now incorporates a brick pillar to the front edge enclosing the rendered panel to reflect the style of the host dwelling. The brick pillars would also be retained on the main dwelling when rendered.

There would be a gap of approximately 870 mm between the extension and the side boundary which would enable access to the rear of the dwelling would be retained.

No crime or anti-social behaviour issues are raised by the proposed development.

The proposed development is considered to be of an acceptable design and scale for the dwelling and the rendering would not affect the character of the host dwelling or the streetscene. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP together with the Knowsley Householder Development Supplementary Planning Document.

**IMPACTS ON HERITAGE ASSETS**

Policies CS19 and CS20 seek to preserve or enhance the Borough’s historic and architectural assets and any archaeological remains. The impacts arising and therefore assessed is that of the ‘setting’.

The NPPF makes clear, significance derives not only from a heritage asset’s physical presence, 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 asset.

*Conservation Area*

|                    |                       |                     |
|--------------------|-----------------------|---------------------|
| Document Reference | Document Issue Number | Document Issue Date |
| PS/DC/OP04/05      | 003                   | 23/9/02             |

The application site is located within the Victoria Road and Huyton Church Road Conservation Area. Saved Policy DQ5 requires that new development within or close to a Conservation Area must preserve or enhance the character of the Area.

In accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

The Local Planning Authority has undertaken a check of the Historic Environment Records (HER) and nothing specific in relation to this site is recorded.

The Victoria Road and Huyton Church Road Conservation Area largely retains its character as a late Victorian/Early 20C suburban development. Huyton Park, as the area was known, was laid out from the 1860s on former enclosed agricultural fields, the boundaries of which helped define the pattern of streets and plots. Huyton Park was however slow to develop, some plots not being developed for several decades. The mature trees and regular development pattern of the Victorian estate remains clearly apparent. Development which came later is less in tune with the original Victorian ambition for the area, with properties being more diminutively proportioned, and of lesser status.

The Council's Conservation Officer has commented on the proposal and advised that the site and building subject to these proposals is not of any intrinsic historic merit, being of more modern date, the plot being created from subdividing the formerly extensive gardens to the adjacent villa.

The proposed works are minor in scale and effect, the design detail reflects the existing dwelling, so there is no change to the general character or appearance of the property or the streetscene. While the extension projects nearer to the path, the greenery along the path is the dominant feature, and this is to be retained.

Given the above, in this case the proposals have a neutral effect and would not harm the character or appearance of the conservation area.

#### *Listed Buildings Setting*

There are three Grade II listed buildings within the Victoria Road and Huyton Church Road Conservation Area comprising:

- Huyton United Reformed Church, junction of Seel Road and Victoria Road;
- Newlands, 1A Huyton Hey Road; and
- The Park Hall, Huyton Hey Road.

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. Considerable importance and weight should be given to the desirability of preserving listed buildings and their settings.

Due to nature and location of the proposed development the proposed extension would not be visible from the listed buildings, or affect the character of their surroundings no harm would arise to the setting and significance of the aforementioned assets.

The harm to designated heritage assets has been appropriately considered and it is considered that the development would have a neutral impact on the character and setting of the above mentioned heritage assets. Therefore, the proposal is considered to comply with the requirements set out in the NPPF, policies CS19 and CS20 of the Local Plan and Saved Policy DQ5 of the UDP.

#### **RESIDENTIAL AMENITY**

The proposed extension would be located on the gable elevation and would not have any impacts on neighbouring properties.

| Document Reference | Document Issue Number | Document Issue Date |
|--------------------|-----------------------|---------------------|
| PS/DC/OP04/05      | 003                   | 23/9/02             |

Therefore, the proposal complies with the requirements set out in the NPPF, Policy CS19 of the Local Plan and Saved Policies H5 and H8 of the UDP together with the Householder Development SPD.

## **HIGHWAY CONSIDERATIONS**

Existing parking would be retained within the site and the development would not generate the need for any additional parking. There are therefore no highway implications resulting from the proposal.

## **OTHER ISSUES**

None.

## **CONCLUSION**

The proposed development is considered to have acceptable impacts on the character of the host dwelling; preserve the character and appearance of the conservation area and the setting of listed buildings. There would be no detrimental impact on neighbours. The application complies with relevant national and Local Plan policies and as such is recommended for approval.

## **RECOMMENDATION:**

That planning permission be granted subject to the following conditions:

- 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) Notwithstanding any submitted detail and description of materials in the submitted application, the exterior facing materials to be used on brickwork pillars, roof (including eaves), windows (save for rooflights) and doors shall match those used on the existing building in terms of colour, texture, profile and where applicable coursing details.

Reason: In the interests of visual amenity and to preserve the character and appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with the National Planning Policy Framework, Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5, H8 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the Householder Development SPD (2016).

- 4) The render to be applied to the host dwelling and extension hereby permitted shall be K Rend smooth or fine grained finish coloured in one of the following trade colours as indicated in the K Rend Inspiration 2018 brochure which supports the application:

- White
- Polar White
- Champagne
- Buttermilk
- Ivory

The development shall only be carried out in accordance with the agreed details.

| Document Reference | Document Issue Number | Document Issue Date |
|--------------------|-----------------------|---------------------|
| PS/DC/OP04/05      | 003                   | 23/9/02             |

Reason: In the interests of visual amenity and to preserve the character and appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with the National Planning Policy Framework, Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5, H8 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the Householder Development SPD (2016).

- 5) Notwithstanding the Rooflight Specification detail which supports the application, received on 13 February 2022, the proposed rooflights shall be flush with the proposed roof slope and shall not project above the plane of the roof in which they are located.

Reason: In the interests of visual amenity and to preserve the character and appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with the National Planning Policy Framework, Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5, H8 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the Householder Development SPD (2016).

## SCHEDULE 1

| Date Received | Ref. No | Version | Drawing/Document Title                        |
|---------------|---------|---------|-----------------------------------------------|
|               |         |         |                                               |
| 30/05/2022    | -       | -       | Heritage Statement                            |
| 30/05/2022    | 003     | -       | Proposed Elevations                           |
| 13/02/2022    | -       | -       | Velux Conservation Roof Windows Specification |
| 08/10/2021    | 002     | -       | Proposed Ground Floor Plan                    |
| 08/10/2021    | 004     | -       | Site Location Plan                            |

Maxine Wishart

14 June 2022

Alan Kilroe  
24 June 2022

|                    |                       |                     |
|--------------------|-----------------------|---------------------|
| Document Reference | Document Issue Number | Document Issue Date |
| PS/DC/OP04/05      | 003                   | 23/9/02             |