
<u>APPLICATION NO:</u>	22/00642/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	11 Long Hey, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The host property is located at 11 Long Hey, Whiston and the property is a semi-detached dwelling located in what is allocated primarily residential area in the development plan. The property is brick facing on its front, side and rear elevation and is accompanied with white UPVC windows and doors. The second storey at the principal and rear elevation features two flat-roofed dormers.

The property currently has a rear conservatory as well as a wooden outbuilding situated at the back of the garden, facing opposite the conservatory and rear of the property.

Proposal

The applicant seeks permission for the erection of a single storey side and rear extension consisting of a pitched roof and additional rooflights to the rear.

The side extension would span a width of 2m and a length 7.7m. This would then meet the rear extension, which would project a further 3m from the rear wall of the dwellinghouse and covers the total width of the dwellinghouse, spanning 6.6m. The roof is pitched, with a less steep slope for the side and rear extension in contrast to the original roof. The roof would measure 2.5m at the eaves and 3.4m at its highest point.

Consultations

Whiston Town Council - No Comments Received
None Required

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

- **KNOWSLEY LOCAL PLAN: CORE STRATEGY**
- **SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**
 - CS2 - Development Principles
 - CS19 - Design Quality and Accessibility in New Development
 - 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 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.

Assessment

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

Design

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the host property and has a pitched roof. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

15 Long Hey

No.15 is the attached property of the host property and the existing rear elevations of both properties sit in line with one another. The proposed development would project 3m from the existing rear elevation and therefore it accords with the Householder Development SPD and would not cause significant harm to the amenity of no.15's occupants.

9 Long Hey

No.9 is situated adjacent on the other side of the host property, there is a gap of approximately 4m between the two dwellinghouses. The original front and rear walls of the property are in line with one another, but 9 has been extended at the rear with a conservatory. The proposed rear extension would project 3m from the original rear elevation of number 9 and therefore accords with the Householder Development SPD and would not have an unacceptable impact on the amenity of no.9's occupants.

In terms of the side extension there are no principal windows to main habitable rooms on the ground floor of 9's gable and therefore it would not have an unacceptable impact on the amenity of 9's occupants.

Highways

The property currently has one off street parking space which would not be affected by the

proposed development. As such, the proposed development would not result in adverse impacts to the public highway.

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 subject to conditions.

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
14/10/2022	-	-	
31/10/2022	02	A	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer: Reece Black

Signed Authorising Officer: Alan Kilroe

Date: 24.11.22

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 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.

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

Appendix 1 – Site Photographs











