

Regeneration and Economic Development Department

APPLICATION NO: 21/00257/FUL

APPLICANT: Mr Partrick Murray

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF PART SINGLE AND PART TWO STOREY EXTENSIONS TO SIDE AND REAR OF EXISTING DWELLING, INCLUDING THE CREATION OF 1NO ADDITIONAL ATTACHED DWELLING

LOCATION OF SITE: 29 Sandiway, Huyton, L36 0UN

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS7 - Transport Networks

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

DQ2 - Security in the Built Environment

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Highway Authority - **No objections**

Environmental Health - **No objections**

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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.

PLANNING HISTORY

APP. NO: 07/00670/FUL

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE EXTENSION

DECISION: PER

DECISION DATE: 21 August 2007

ISSUES AND ASSESSMENT:

PROPOSAL

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This application relates to an end terrace dwelling on Sandiway, off Manor Farm Road, Huyton. It is proposed to erect a single storey extension to the rear and a two storey extension to the side of the existing dwelling to create one additional detached dwelling.

POLICY CONSIDERATIONS

The application site is allocated as a primarily residential area on the Local Plan policies map. An extension to a dwelling and a new dwelling would in principle be in accordance with this allocation.

The proposal would be in compliance with the planning policies listed above.

DESIGN AND LAYOUT ISSUES.

The design of the proposed side extension would replicate the design of the existing dwelling in terms of scale, fenestration and materials. An existing single storey extension to the side would be incorporated into the new build element of the scheme. The proposed rear extensions would be quite modest projecting out from the existing dwelling by 1.7m with a mono pitched roof.

Rear access to the existing dwelling would be provided via a new pedestrian path off Manor Farm Road which would run alongside the rear/side garden of the new dwelling. This would be acceptable providing a suitable lockable gate is provided at each end of the path for security. Full details of all boundary treatments can be secured by planning condition.

There is currently a staggered building line along Manor Farm Road and the side extension would only project marginally beyond the existing building line of Nos 12 and 14 Manor Farm Road and would be set behind the building line of Nos 29-32 Manor Farm Road.

As this is a corner plot the extension would be more prominent in the street scene however the side extension would still be setback 12.1m from the highway which is considered to be more than adequate. The staggered building line together with the separation distance to Nos 12 and 14 Manor Farm Road would mean that the fact the proposed extension would set forward by 1.2m from the immediately adjacent dwellings would not be noticeable in the street scene. The proposed gable would contain several windows and the facing material would be part render and part brick to add some interest to this elevation.

The proposal would therefore be in accordance with paragraph 7.6 – Extensions on Corner Plots in the Householder Development – Supplementary Planning Document.

Given that the extension is already part of an existing terrace then there would be no requirement for a setback at first floor level. The extension should be set back one course of brick from the front elevation to prevent an unsightly bonding of old and new brickwork. The proposal would therefore be in accordance with paragraph 7.2 – Two Storey side extensions of the Householder Development – Supplementary Planning Document.

The creation of 1 additional dwelling is considered to be acceptable in terms of the layout of the site , provision of private amenity space and off street car parking and would not be detrimental to the street scheme or the character of the area.

The proposal would be in compliance with Local Plan Policy CS19 and saved UDP policy H8.

RESIDENTIAL AMENITY

The proposed single storey rear extension would project out from both the existing and proposed dwelling by 1.7m. Given that a rear extension of 4m would be acceptable in accordance with the Householder Development SPD then the proposed rear extension would not have any adverse impacts on the neighbouring dwelling at 27 Sandiway.

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The proposed side extension would not be detrimental to the amenity of the occupiers of the existing dwelling in terms of privacy or loss of light.

The proposal would be in compliance with Local Plan Policy CS19 and Saved UDP policy H8.

PARKING

Two car parking spaces would be provided to the front of the existing and proposed dwellings which would be in accordance with the ensuring a choice of travel SPD. The frontage of both the existing and proposed dwelling would be hardstanding to accommodate the parking, however this would be very similar to the existing situation where the frontage is all hardstanding and is not considered to be detrimental to the street scene.

A covered cycle storage area (a robust shed in the rear of the garden would be acceptable) can be secured by planning condition.

Works would be required to the adopted highway in terms of alteration to the footway and kerbs . Any works need to be approved by the Highway Authority the details of which can be included in an informative to the applicant.

The proposal would therefore be in accordance with Local Plan Policy CS7 and the ensuring a choice of travel SPD.

OTHER ISSUES

The provision of an Electric vehicle charging point for the new dwelling in accordance with the New Residential Development SPD can be secured by planning condition.

CONCLUSION AND REASON FOR DECISION.

The proposal would be acceptable in terms of design and appearance, its impacts on the street scene and residential amenity. Sufficient car parking would be provided to serve both dwellings.

The proposal would be in compliance with local and national planning policies listed above.

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) The materials to be used on the external surfaces of the extension/new dwelling 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

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- 4) Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) hard surfaced areas and materials, (including methods of drainage of parking spaces to prevent run off onto the public highway)
- b) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- c) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) The proposed dwelling shall not be occupied until it has been provided with an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space.

All chargepoints shall be:

- a) A minimum of 7KW,
- b) at Least Mode 3 or equivalent,
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

Unless otherwise agreed in writing by the Local Planning Authority.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome park/travel planning advice.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

- 6) Prior to installation, details of all means of enclosure (including walls, fences and gates) must have been submitted to and approved in writing by the Local Planning Authority. The scheme should ensure that the gates are secured by locks. The means of enclosure indicated on the approved scheme shall be constructed in

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accordance with that scheme before the new dwelling is first occupied.

Reason: To ensure satisfactory privacy for occupants of the proposed dwellings, in the interests of visual amenity and to comply with Policies CS2, CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) The new dwelling hereby permitted shall not be occupied until a scheme for the provision of cycle parking, in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before the first occupation of the new dwelling and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles for the new dwelling and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/03/2021	200	-	LOCATION PLAN
18/06/2021	201	A	PROPOSED SITE LAYOUT
18/06/2021	202	A	EXISTING AND PROPOSED FLOOR PLANS
18/06/2021	203	A	EXISTING AND PROPOSED ELEVATIONS

Informatives

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

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

2. Highways Construction of a Vehicular Access

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission is in regard to the construction, improvement or alteration of a vehicular access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works.

Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

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3. Contaminated Land Advisory Note

Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4713 or environmental.health@knowsley.gov.uk) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

Mark Quinn

18 June 2021

Alan Kilroe

24 June 2021

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