

APPLICATION NO: 22/00606/FUL **CASE OFFICER:** John Fleming

WARD: Prescot North **PARISH:** Knowsley

LOCATION: 4 Corncroft Road, Knowsley, Knowsley, L34 0HR

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH A 1.M HIGH FENCE ALONG THE BOUNDARIES WITH 2 AND 6 CORNCROFT ROAD AND 1.32M HIGH FRONT BOUNDARY WALL INCORPORATING AN ELECTRIC SLIDING GATE

Site Description

The application property is situated on a residential street within a Primarily Residential Area, the property is semi-detached and appears to have been previously extended in the form of a relatively small front extension. The property is brick facing with the exception of the porch which is rendered. The property has white UPVC doors and windows. A detached garage is located at the side of the property.

The property benefits from a large front garden capable of accommodating two vehicles and is contained by mature hedgerow.

Proposal

The application proposals seek permission for the erection of a single storey extension together with permission for the erection of a boundary fence.

The rear extension measures 4m in depth by 6.75m in width. It would accommodate a flat roof with roof lantern measuring 2.47m at the eaves and 3.28m at its highest point. The rear extension would provide increased living space to provide an open plan kitchen and dining area.

As originally submitted, the application sought provision for a 1.8m boundary fence along the front and common law boundaries to provide additional security. These have been reduced to 1m-1.32m in height.

Consultations

Highways – No objection.

Environmental Health – No objection to the proposed development subject to the removal or repositioning of the proposed chimney flue.

Tree Officer – No objection subject to Arboricultural Report being made an approved document and conditions attached to decision notice.

Representations

This application has been publicised by letters sent to 6 neighbours. One letter of

support raising no objection to the proposed development and one letter of objection has been received.

The objection states that the proposed development would result in the following:

- Decrease the amount of daylight and would affect the outlook from the rear window.
- The proposed woodburning stove is positioned near the main bedroom window and the outfall would affect air quality but would also cause contamination.
- The skylight will cause an increase in noise level during rainstorms resulting in adverse sleep environment to the adjoining property.
- The neighbouring occupiers do not grant permission for ingress onto the property including both below and above ground works.

The Local Planning Authority recognise the concerns raised by the objector. However, the proposals would comply with relevant policy and guidance as outlined later in this report are not considered to cause adverse effects to residential amenity in terms of scale/size/outlook.

Both properties benefit from a south-western facing rear gardens. Due to the direction of the sun path it is not considered that the proposed development would result in a loss of light to the neighbouring property.

The concerns regarding air quality were raised to Environmental Health who advised that the log burner and flue may result in adverse effects to both the occupant and neighbours in terms of smoke and odour due to the height of the flue. The proposals have been amended removing the log burner and flue from the proposals. As such, the proposed development would not result in adverse effects to air quality to neighbours as amended.

It is not considered that the proposed development would result in adverse sleeping conditions as this would be periodic and dependent on rainfall and would unlikely be sufficient to hear internally through the neighbouring property external wall and glazed window.

In respect of access to land, this is not a planning consideration and would fall under separate legislative procedures outside the control of planning.

Planning History

- 16/00297/FUL: Demolition of detached garage and erection of single storey side/rear extension. Granted 17th June 2016.
- 22/00518/PDE – Erection of a single storey rear extension maximum depth from original rear wall: 5m, maximum height 3.3m, height of eaves 2.5m. Prior approval required and refused 3rd May 2022.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy 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.

Article 35 Statement

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.

Assessment

Design

The proposed development consists of a single storey rear extension and the erection of a boundary fence to both sides of the common law boundary and a boundary

wall/gate to the front boundary

Rear extension

The rear extension would measure 4m in depth by 6.75m in width. It would include 1 set of bi-folding doors to the rear elevation and would be finished in white render with rainwater goods to match existing.

The proposed extension accommodates a flat roof with roof lantern. The Householder Development SPD typically advises that flat roofs should be avoided. However, the proposed extension is located at the rear of the property and as such would not be visible from the street scene. In addition, the proposals incorporate a contemporary feature in terms of design which elevates the design of a typical flat roof construction and is therefore considered acceptable in terms of design. Overall, the development would be faced in materials which mimic that found at the front elevation and are therefore considered acceptable in terms of design.

Boundary wall/fence

As originally submitted, the application proposals sought provision for 2m high brick-built boundary wall with electric sliding fence together with 1.8m fence of close boarded design along each of the common law boundaries. The Householder Development SPD advises that the design and detailing of boundary gates, walls and fences particularly on highway frontages plays an important role in defining the character of places.

The prevailing character of the street scene is mixed and comprises of either natural hedge boundaries or low-lying brick walls. The applicant drew the Local Planning Authority's attention to a property boundary located on Tithebarn Road which was similar to the proposed development. However, there is no application history association with this property and it is unclear when this development was erected. Accordingly, the Local Planning Authority advised the applicant that this aspect of the development as originally submitted would detract from the character and appearance of the street scene. The Local Planning Authority has worked positively with the applicant who has submitted revised plans consisting of a brick wall and electric gate measuring 1m in height for the majority of its length with the exception of 3 stone pier caps which provide a combined height of 1.32m together with a close boarded fence of 1m in height along the common law boundaries. Whilst the SPD states that highway visibility should be preserved and solid walls or fences above .6m adjacent to vehicular accesses should be avoided, the applicant could erect the garden wall under permitted development rights which would allow the erection of a boundary wall up to 1m along the public highway. As such, this represents a fall-back position the applicant could undertake. Accordingly, it is considered that the small proportion of wall which measures above 1m in height is relatively minor and would not be sufficient to recommend refusal over this application.

The proposed development is therefore considered acceptable in terms of design and would not result in an incongruous feature which would adversely affect the character of the street scene.

Trees

The proposals would result in the loss of hedgerow forming the front boundary treatment to the application property. The Council's Tree Officer has advised that this loss should be mitigated with provision of 2no. replacement trees. Whilst the loss of

hedgerow and mitigation would be preferred it is considered unreasonable to require replacement provision given that the proposed works to the property boundary could be undertaken via permitted development rights, subject to the removal of the stone piers. As such, no replacement provision is being sought. However tree protection would be required for the existing trees in the rear of the site. This can be secured by planning condition.

Residential Amenity

No. 2 Corncroft Road

No. 2 is the adjoining semidetached property. It has been extended in the form of a small single storey rear extension located at the far side of the property away from the common law boundary. This extension contains side windows facing the common law boundary.

The Householder Development SPD recommends that development up to 4m in depth will normally be considered acceptable. The proposed rear extension extends 4m from the existing rear elevation and only includes a bi-folding door at the rear elevation. As such, it is in conformity with the advice set out in the SPD.

Whilst an objection has been made in relation to the scale of the proposed development, its scale is in conformity with the advice set out in the SPD. Furthermore, whilst windows face the proposed development its view would be obscured by the existing common law boundary which would help to screen the proposed development. Therefore, it is not considered that the proposed development would result in adverse affects to living conditions to neighbouring property to an unacceptable degree which would warrant refusal of this application.

Given the proposed boundary fence and wall have been reduced substantially these are not considered to result in adverse amenity to the living conditions of the neighbouring occupiers as they would be of a similar height to the existing hedgerow boundaries.

No. 6 Corncroft Road

No. 6 is the adjacent detached property. No. 6 is set back from the rear elevation of the application property. As such, the rear elevation of the single storey rear extension would sit virtually parallel with no.6's rear elevation. No adverse effects to residential amenity would occur with regards to existing or future occupiers in relation to this property.

No other properties would be affected.

Highways

No adverse effects to highways safety would occur as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and

highways (subject to condition attached). 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.

- 4) At least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in CCR-AIA-060123 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE

Date Received	Ref. No	Version	Drawing/Document Title
17.01.2023	LOCPLAN		LOCATION PLAN
16.03.2023	2144-04	P4	EXISTING AND PROPOSED SITE PLAN AND BOUNDARY DETAILS

15.03.2023	2144-02	P4	PROPOSED PLAN AND ELEVATIONS
17.01.2023	CCR-AIA-060123		ARBORICULTURAL REPORT

Signed Case Officer¹: **John Fleming**

**Signed Authorising
Officer²:** **Mark Quinn**

Date: **23/03/2023**

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.

Appendix 1 – Site Photographs



