

Regeneration and Economic Development Department

APPLICATION NO: 21/00267/FUL

APPLICANT: MFG Construction Ltd

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF 1 NO. TWO STOREY TERRACE DWELLING AND 1 NO. TWO STOREY END TERRACE DWELLING TOGETHER WITH ASSOCIATED WORKS

LOCATION OF SITE: 22 Smithy Close, Cronton, Knowsley, WA8 5BT,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS1 - Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS3 - Housing Supply, Delivery and Distribution
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- CS19 - Design Quality and Accessibility in New Development
- CS26 - Waste Management

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

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties
- DQ2 - Security in the Built Environment
- ENV2 - Noise and Vibration

TECHNICAL CONSULTATIONS:

- Environmental Health - No objections in principle.
- Highway Authority - No objections in principle.
- Merseyside Fire And Rescue Authority - No objections in principle.
- United Utilities Water Ltd - No objections in principle.
- Cronton Parish Council - No observations to make.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours.

As a result a representation was received. The contents are as follows: -

I have received today a letter from Knowsley Council regarding the planning application for the above said property. I have tried to add my comments via the link provided in the letter but am unable to.

After viewing the planning application online the current status is "pending" therefore, why has the work already started on the property, demolition of the original property and the new build of 2 x two story semi-detached dwellings has already begun. the footings have gone down and the brick work is past the first floor.

So my question is why are we now only receiving notification from the council, surely the residents nearby the property should have been informed prior to the application being approved and the work on the property commencing?

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A response to the resident was sent explaining the situation and no further comments were 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:

RELEVANT PLANNING HISTORY

19/00177/FUL - ERECTION OF 1 NO ATTACHED BUNGALOW WITH DORMER STYLE REAR TOGETHER WITH SINGLE STOREY REAR EXTENSION TO BOTH PROPOSED AND EXISTING BUNGALOW AND DEMOLITION OF EXISTING SIDE EXTENSION. Granted: 05.09.2019.

15/00712/FUL - DEMOLITION OF OUTRIGGER TO EXISTING DWELLING AND ERECTION OF SINGLE STOREY REAR EXTENSION TOGETHER WITH ERECTION OF 1NO. BUNGALOW ATTACHED TO EXISTING DWELLING AND ASSOCIATED WORKS. Granted: 14.01.2016.

SITE

The application site comprises of a previously existing semi-detached dormer bungalow which has been demolished due to the timber frame and base rotting, and associated garden covering an area of approximately 395 sq. m. The previously existing property was simplistic in design having a steep sloping pitched roof with a 'cat-slide' roof sloping down over an entrance porch. and the existing neighbouring property (which was attached to the previous dwelling) has the same design. The previous dwelling had a single storey outrigger to the side and two dormer windows within the rear roof slope. The dwelling was clad in cream timber and had grey roof tiles.

The site is located on the eastern side of Smithy Close, Cronton. The site is surrounded by other residential dwellings which comprise a mix of house types, including semi-detached two-storey houses on the opposite side of Smithy Close, which are constructed in similar materials to those of the previous dwelling. Nearby, there are also both bungalows of similar materials to the previously existing bungalow and brick faced bungalows.

PROPOSAL

The proposal is for the erection of one replacement dormer bungalow and one new dormer bungalow. The replacement bungalow, previously semi-detached in nature, will become a mid-terrace dwelling with the new bungalow forming an end terraced dwelling; it should be noted that works have started and reached roof height on both bungalows. The development together with the existing neighbouring bungalow, 23 Smithy Close, will form a terrace of bungalows. Both the new dwellings will be three bedroomed, unlike the previous approval which was for a two bedroomed bungalow attached to the previously existing two bedroomed bungalow. The rear first floor will be set back slightly from the rear of the ground floor to accommodate a small bay window and canopy across. The dwellings include adjoining two storey rear projections with a combined pitched roof ridged into the main roof of the bungalows. The projections will be approximately 4m deep at ground floor with a slight set back at first floor to accommodate a shallow canopy across. The roof of the projections will be approximately 0.3m below the ridge of the main roof (which will tie into the roof of 23 Smithy Close). The rear projections will house a kitchen/diner to the ground floor and bedroom to the first floor. In addition to the rear projection each dwelling will have a sloping roof dormer on the rear of the main roof. There will also be a sloping roof dormer on the front of the main roofs, in a similar location to the rear dormers, together with a roof light on the front of each dwelling. Each dwelling will have two parking spaces in the front garden area, with the mid-terrace bungalow having bin space in the front garden area behind a grassed area and cycle store and adjacent the dwelling.

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POLICY CONSIDERATIONS

The site is within a wider area allocated as 'Primarily Residential' within the Knowsley Local Plan and therefore, in principle, an application for the replacement bungalow and a new bungalow is acceptable. The proposal complies with the planning policies noted above.

DESIGN, ACCESS AND CRIME PREVENTION

The previous semi-detached block was simply styled in appearance, with timber cladding coloured cream with a steep tiled roof and dormer windows within the rear roof slope. A replacement bungalow with three bedrooms and a new three bedroom bungalow will be erected on the site of the previous dwelling and to the side of that dwelling. The replacement bungalow will attach to the side of the existing bungalow, 23 Smithy Lane. The front of the new bungalows will maintain a simplicity of style to accord with the existing bungalow, albeit with a sloping roof dormer and a roof light within the front roof of each.

The proposed dwelling will be located approximately 1.25m from the boundary with 21 Smithy Close. The front elevation will be set in-line with the existing dwelling, 23 Smithy Close and what was the front of the previously existing dwelling, and will have the same overall ridge height, with a gable end.

The two storey rear projection of the replacement bungalow will be set in from the common boundary with the adjoining neighbour, 23 Smithy Close, by approximately 3.6m. The rear elevation of the replacement bungalow from the party boundary to the rear projection will have a canopy roof projection over the ground floor approximately 0.6m, and this will be mirrored on the rear of the new bungalow. To both bungalow there will be a bay window on the rear 0.4m deep which will accord with the side wall of the bungalows extending out and then the rear being set in up to the projection except for the bay window

The external elevations of the bungalows will comprise a brick base with smooth K-render external walls elsewhere on the ground floor walls. The gable above ground floor level will have timber vertical cladding. The roof, including the projection, will be of black concrete tile. The roofs of the dormers will be zinc clad. Rainwater goods will be in black Uvpc. The window frames will be black Uvpc and the frames for the glazed doors on the rear.

In terms of space around the dwellings, both dwellings will have two in-curtilage parking spaces to the front with small areas of planting to the side of the parking and footpath. The rear gardens will be turfed and some trees proposed to be planted. A low level brick wall will be erected to the front boundary. Each dwelling will have a patio area to the side of the two storey projection.

The area immediately surrounding the application property is characterised by a variety of housing designs and mix of property types and although predominantly semi-detached, there are a few detached properties and a number of terraced properties located nearby in Forge Close and directly to the north of the site on Smithy Lane. The development will introduce a row of three terraced properties and it is acknowledged that there are no terraced properties on this part of Smithy Close; however, given the varied character of the area, the proposed alteration of the semi-detached block to a terrace is not considered to be harmful to the overall character and appearance of the area.

The proposed works will incorporate elements of contemporary and traditional style and materials and will be similar in appearance to the original white painted timber clad dwellings, albeit without the vertical profiling that the timber clad dwellings have and with the front dormers. However it is considered that the dormers are modest in scale and, with the sloping roof, are acceptable in terms of the character of the dwellings and the area.

It is acknowledged that the proposed development will have a greater impact upon the street scene than the previous dwelling. This is primarily due to the increase in building form on the site and the rear first floor being partly visible from the street. However, the site frontage is of a sufficient size to accommodate the two dwellings and the development is considered to fit within, and will not be harmful to the character of the area. Taking into account the overall wider context of the area, it is considered that the proposal is acceptable on visual amenity grounds.

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The application site is generally level and convenient access into and around both the dwellings, garden and from parking areas.

There is adequate space for this dwelling to be accommodated without detrimental impact on the overall character and appearance of the street scene. Each of the resultant dwellings will be set in acceptably sized plots, benefiting from adequate outdoor amenity spaces. The development allows for adequate landscaping, on-site parking provision and waste storage provision.

On balance, it is considered that the proposed development is acceptable within the street scene and will not result in significant harm to the visual amenities of the neighbouring properties or the wider area. Consequently, the development is in accordance with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

HIGHWAYS

Each dwelling will have two in-curtilage parking spaces within the front garden area of each property which is consistent with Council parking standards. Each dwelling will have a covered secure cycle parking facility. The cycle parking for the mid-terrace bungalow would be in the front garden area is shown as being in the front garden. This may be acceptable with regards the street scene and visual amenity depending on design and scale. The proposal raises no other highways issues and the Council's Highways Engineer has no objections to the application.

As such the application is considered to comply with Policies CS2, CS7 and CS19 of the Core Strategy and saved Policy H5 of the UDP.

RESIDENTIAL AMENITY

The application is for the erection of two bungalows within a residential area and as such raises no significant residential amenity concerns.

The rear projection of the mid-terrace bungalow will be located approximately 3.6m from the common boundary with the adjoining property, 23 Smithy Close, and will incorporate a glazed double door to the kitchen and a small bedroom window above on the side elevation facing the common boundary. However, due to the distance, that there will be a fence between the properties, plus the size of the bedroom window and the angle to any window on the adjoining bungalow, this will ensure that there will be no undue overlooking of the neighbouring property.

The proposed end terrace bungalow will be sited approximately 1.25m off the common boundary with the adjacent bungalow, 21 Smithy Close. That dwelling has an attached garage located between approximately 0.8m and 1.2m from the common boundary. The main part of the bungalow would be approximately 3.8m-4.8m to 21 Smithy Close, with the garage between, and a distance of approximately 6.72m from the rear projection of the bungalow to 23 Smithy Close. Again, there will be glazed double doors to the kitchen within the side elevation with a small bedroom window above. The distance, juxtaposition of the two dwellings and the boundary treatment will ensure there was no overlooking or loss of privacy to 23 Smithy Close.

There will be sufficient space between the proposed dwelling and the neighbouring bungalow, 21 Smithy Close, with distances similar to other such layouts in the locality, borough and wider area that any loss of light to the patio area and rear garden of that property will be to an acceptable level and will not be prejudicial to the overall residential amenities of the property. There is a small, round stained-glass window on the side of an extension to 21 Smithy Close which would by its nature not be unduly affected.

The distance between the front elevation of the proposed bungalows and dwellings on the opposite side of Smithy Close will be approximately 18.5m, the same as the existing and previously existing bungalows. Whilst this is below the 22m normally considered acceptable between new developments and existing dwellings the new bungalows will result in a similar level of separation to the previous pair of semi-detached bungalows (23 Smithy Close still existing) and given that it is characteristic of the layout between other dwellings on this part of Smithy Close, is considered to be acceptable.

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On balance, the proposed development is not considered to result in significant harm to the residential amenity of neighbours. In addition, the occupiers of the bungalows will benefit from outdoor amenity space of an acceptable quality and overall satisfactory living conditions.

Taking the above into consideration it is considered that the proposal complies with Policies CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP.

CONCLUSION

The bungalows will have an acceptable relationship with the wider area and it is considered that will not be any significant harm to the amenity, privacy or outlook of neighbours. The proposal represents an appropriate form of development in this location and complies with local planning policies and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission 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) No work for the construction of these developments, including demolition and deliveries to and from the site shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays;

and in particular, no work should be carried out on Sundays or officially recognised public holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core strategy adopted January 2016 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) The parking provision shown for each dwelling shown on the approved plans shall be provided prior to first occupation of the dwelling to which it relates. Notwithstanding any submitted details the parking area shall be hard surfaced in accordance with details previously submitted to and agreed in writing by the Local Planning Authority and shall be made available for its intended use at all times thereafter. For the avoidance of doubt the surfacing shall be of porous or permeable materials or shall drain to a porous or permeable area within the curtilage of the dwelling, and there shall be no surface water run-off from the parking areas to the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

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- 5) No dwelling hereby permitted shall be first occupied until it has been provided with an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space.

All charge points 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.

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) Notwithstanding submitted details prior to first occupation of each dwelling hereby permitted each dwelling shall be provided with cycle parking in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority, and to Council cycle parking standards.

For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

The approved scheme shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles for each dwelling in the interests of sustainability and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 7) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of ground water and human safety and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 8) No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of ground water and human safety and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 9) Notwithstanding any description of materials in the application, within 1 month of the date of this planning permission samples and full specification of materials to be used externally on the buildings shall have been submitted to and approved in writing by

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the Local Planning Authority including window and door details together with meter cupboard positions and meter cupboard door details (including colour). Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: 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 H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 10) Notwithstanding any 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) land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- b) hard surfaced areas and materials,
- c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- d) existing plants / trees to be retained
- e) a detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

For the avoidance of doubt the scheme shall include bat and bird boxes to include location, height from ground, openings sizes and the appearance of the bat and bird boxes.

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, in the interests of bio-diversity and to comply with Policies CS8 and 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.

- 11) Notwithstanding any submitted details prior to first occupation of the mid-terrace bungalow hereby permitted precise scheme details of a bin store or screen associated with the dwelling shall be submitted to and agreed in writing by the Local Planning Authority, and the agreed scheme implemented. The scheme shall provide measures for the storage of the requisite number of bins for the dwelling and shall be retained thereafter at all times that the dwelling is on site.

Reason: In the interests of visual and residential amenity and having regard to Policies CS2, CS19 and CS26 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan.

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- 12) No gates or other obstructions shall be placed across the vehicular accesses at any time that the dwellings are occupied.

Reason: To permit vehicles to pull clear of the highway entering the site in the interests of highway safety and to comply with Policies CS2, CS7 and 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/03/2021	L/P	-	Location Plan
26/03/2021	300	B	Approved and Proposed Site Plans
22/03/2021	200	B	Proposed Floor Plans and Elevations
22/03/2021	201	B	Proposed Plans/Specifications

Informatives

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

Highways Construction of Access

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an 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

- 2 United Utilities
- 3 Merseyside Fire and Rescue Service

Lee Osborne

27 July 2021

Alan Kilroe
27 July 2021

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