

<u>APPLICATION NO:</u>	23/00604/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	18 Cringles Drive, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 18 Cringles Drive, Huyton and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is brick facing on its front, side and rear elevations, along with white UPVC openings and brown, interlocking roof tiles.

The application property benefits from a rear conservatory.

Proposal

The application seeks permission for the erection of a single storey side extension. The proposed side extension would project 1.92m and would have a length of 8.18m. This would be served by a pitched roof, which would measure 2.36m on the eaves and 3.22m on the highest point.

The proposed side extension would sit flush with the front elevation of the existing dwelling.

The proposed development would feature two windows, one window on the front elevation and one on the rear.

Consultations

Tarbock Parish Council - No Comments Received

Representations

This application has been publicised by letters sent to 7 neighbours.

There have been 0 letters of objection, 0 letters of support and 1 letter of comment, The representations are summarised as follows:-

16 Cringles Drive – Concerns raised on potential drainage due to the loss of one drain and the potential increase in surface run-off. No objections but hopes this would be registered in the planning process.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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.

Design

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 application property and would be served by a pitched roof.

The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. The proposed development would be keeping within the guidance of the Householder Development SPD.

The two windows are considered acceptable and would not be considered to cause any harm to residential amenities.

16 Cringles Drive

No.16 is the paired, semi-detached dwelling and the original front and rear elevations of the two properties sit in line with one another. No.16 benefits from a single storey side extension and a garage.

The proposed development would sit flush with the front building line of the two properties and would not project beyond the rear elevation of the application property. As the proposed development would be built off the gable wall of the application site, it would not be readily visible to the occupants of no.16.

The occupants of no.16 submitted representation in regard to the proposed development and the potential impact it may cause on drainage due to the removal of a drain. Drainage would not be considered a material planning consideration and subsequently would not be considered in the course of determining this application. This issue will be picked up and assessed by building regulations.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause an adverse impact to the amenities or privacy of the occupants of no.16.

20 Cringles Drive

No.20 is the adjacent, semi-detached dwelling and the original front and rear elevations of the two properties sit in line with one another. The two gable walls of the properties face each other.

The gable wall of no.20 features two windows one on the centre and one on the first-

floor elevation. These are both constructed with frosted glazing and are not considered to serve habitable rooms.

The proposed development would be erected off the gable wall of the application property, the proposal may cause a marginal reduction of light, but it would not be considered to have a significantly harmful impact.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause an adverse impact on the amenities or privacy of the occupants of no.20.

Highways

The proposed development would result in the loss of one of the existing parking spaces as the adjacent parking strip would be reduced. Despite the loss of the parking space, the proposed development would still be in accord with the Householder Development SPD guidance as this is the maximum standards.

There are parked cars on the street scene, which do not cause an adverse impact on the street parking conditions and therefore, it would be appropriate for any second vehicle space to be parked on the street, outside the dwelling.

The proposal is not considered to cause any significant adverse impact to highway safety or the amenity of residents. Therefore, the proposed development is considered acceptable.

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 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
28/04/2023	1	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS AND LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

28 June 2023

Informatives

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

Standing Advice valid from 1st January 2023 until 31st December 2024

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

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Appendix 1 – Site Photographs





