

<u>APPLICATION NO:</u>	23/00199/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	8 Brambling Park, Halewood, Knowsley, L26 7WE		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT/SIDE EXTENSION AND A FIRST FLOOR REAR EXTENSION		

Site Description

The application property is a semi-detached dwelling located at no. 8 Brambling Park.

The application property is brick facing and includes a gable roof together with white UPVC openings and is consistent with the character of the wider estate. The application property is situated on a corner plot and has been previously extended in the form a two storey side extension and single storey rear extension. The character of the wider housing estate is open plan and the property benefits from a small element of dwarf timber fencing and 1.8m timber fencing providing the boundary treatment at the side and rear.

The property benefits from a hardstanding drive.

Proposal

The application proposals seek permission for the erection of a front extension together with a first floor extension to run parallel with the rear elevation of the existing two storey extension.

The front extension would occupy a footprint spanning 3m in width and 2.5m in depth. As originally submitted, the proposed front extension included a pitch roof which was considered out of keeping with the existing roof arrangement of the property. During the course of the application this has been altered to a gable arrangement incorporating 2no. roof lights. The gable roof would measure 2.3m at the eave and 3.6m at its highest point. The front extension would provide a new entrance doorway together with 1no. window and would be brick facing.

The first floor rear extension would span a width of 4.42m connecting to the existing first floor extension and span a depth of 3.29m. The gable roof would measure 4.7m at the eaves and 5.9m at the highest point.

The first floor extension would extend the floor space of the existing bedroom spaces.

Consultations

Highways Authority – No objections raised.

Representations

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

Planning History

There are a number of planning applications associated with the construction of the wider housing estate. Subsequent applications for the application property are as follows:

Ref: 07/00374/FUL: Erection of two storey extension to side of dwelling and to part of rear, together with single storey also to the rear. Refused 28th June 2007.

Ref: 07/00990/FUL: Erection of two storey extension to side of dwelling and part two storey part single storey extension to rear of dwelling. Granted 13th December 2007.

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 – 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.

The site is located within a Primarily Residential Area. As such, an alteration to the existing residential 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 policies H5 and 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 Householder Development SPD states that front extensions can be particularly prominent in the street scene and should be carefully designed to retain the character of the residential area. In addition, further guidance is provided in respect of corner plots which advises sufficient distance should be retained to the side boundary and should not be sited so close that they would adversely impact the street scene.

The front extension would occupy a small space between the existing side extension and front elevation. It would be parallel with the original dwelling's front elevation and would include a gable roof which would follow the angle of the existing roof of the property. The proposed development would be faced in materials to match the existing property and is therefore considered acceptable in terms of design and would respond positively to the local vernacular found on the street scene.

Regard has been given to the proximity of the side elevation to the public highway. The existing dwelling house is rather unusual in that it is located approximately .6m from the public highway. The proposed extension would reduce the space between the side elevation to the public highway to .5m at its closest point. Whilst greater space should be provided there are a number of properties which are located within close proximity to the public highway, such as the application site, and the proposed extension would simply extend what is currently in situ. It is not considered that the development would result in a development that materially alters the perception of the street scene as it largely retains the existing space between the boundaries.

The first floor rear extension would be faced in materials to match the existing property and would include a gable roof to connect to the existing gable. This arrangement was included in the application as originally submitted but was omitted during revised plans concerning the front extension. The applicant has confirmed their intention to build the extension to include a pitch roof which would be in accordance with the Householder Development SPD and is therefore acceptable in terms of design as it would sit below the existing roof ridge. The window arrangement are in proportion with those found at the first floor level.

Whilst the rear aspect would be visible from Brambling Park, the existing two storey side extension would obscure the majority of the new development and the only difference would be from a certain angle to view the rear elevation.

Overall, the proposals would include materials which would match that of the existing dwelling house in terms of the brick, roof tile and window/door casements and would not appear to be incongruous features on the application property nor would they look out of place within the context of the wider street scene. The development is acceptable in terms of design.

Residential Amenity

No. 6 Brambling Park

No. 6 is the adjoining property and has been extended in the form of a single storey extension at the rear. The proposed development would extend the rear elevation by 3.29m to the connect to the existing two storey side extension.

The Householder Development SPD states that first floor extensions are acceptable up to 3m. Development beyond 3m will only be supported if it does not breach the 45 degree rule. The applicant has submitted a 45 degree plan which demonstrates that in this instance the 45 degree rule would be breached. Whilst the Householder Development SPD forms a material consideration for the purposes of this planning application, it is considered that reducing the development by .29m would only result in reducing the depth of the development by the width of the proposed rear wall. As such, given the relatively small projection beyond the 3m as advised in the SPD it is considered that the rear aspect would not appear materially larger than what is proposed. As such, whilst the development would breach the 45 degree rule it would result in a better design in terms of avoiding an awkward stepped rear aspect and would not be appreciably noticeable by neighbouring residents.

Accordingly, it is not considered that the occupiers of no. 6 would be adversely affected despite the 45 degree breach in this instance.

No. 10 Brambling Park

No. 10 is located at the rear of the application property and has 1 window in its gable window. Given the orientation of this dwelling which faces the set at a 90 degree angle it would not be adversely affected by the proposed development.

No. 28, 30 & 32 Brambling Park

The above properties would face the gable end of the application property. The outlook from no 28 & 30 is already affected by the existing two storey side extension which would obscure the majority of the rear aspect to the point where it does not materially alter the existing outlook.

The front extension would be influenced by the existing dwelling house as such it would materially alter the outlook for no. 32 to what already exists.

As such, these properties would not be adversely affected by the proposed development.

No other properties would be affected.

Highways

The application property currently offers only a single standard parking space. The area of the drive into which the proposed extension is to encroach can accommodate only a small car at present, and therefore its loss is not considered sufficiently significant to warrant an objection. Indeed, the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. Given that the Highways Authority recognise the limited parking provision on site for the existing use it is considered that the development would not result in adverse effects to highway safety.

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
03.04.2023	LOCPLAN		LOCATION PLAN
01.06.2023	23-SD-02-B	REV B	PROPOSED FLOOR PLANS
22.06.2023	23-SD-04-C	REV C	PROPOSED ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising
Officer²: **Alan Kilroe**

Date: **26 June 23**

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.

Coal Authority

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

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

Informative Note valid from 1st January 2023 until 31st December 2024

Appendix 1 – Site Photographs



