

Regeneration and Economic Development Department

APPLICATION NO: 22/00239/FUL

APPLICANT: Mr Celeste Ezeh

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION, NEW PORCH AND ASSOCIATED EXTERNAL ALTERATIONS IN CONNECTION WITH CONVERSION OF 2 NO. 3.BED DWELLINGS INTO 1 NO. 4 BED DWELLING

LOCATION OF SITE: 4 And 6 Haywood Road, Stockbridge Village, Knowsley, L28 4EX

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

TECHNICAL CONSULTATIONS:

Highway Authority - No objection subject to an informative reminding the applicant that parking that blocks the footway (in front of garage) is illegal.

Knowsley Parish Council - No Comments Received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 23 neighbours. No representations have been received.

Following the original planning submission, the applicant has made some amendments to the scheme. Consideration has been given to the necessity to re-consult on the amended plans received. In this instance, it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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.

ISSUES AND ASSESSMENT:

RELEVANT PLANNING HISTORY

APP. NO: 06/00029/FUL
PROPOSAL: ERECTION OF 19 NO. RESIDENTIAL DWELLINGS (18 NO. SEMI-DETACHED AND 1 NO. DETACHED), TOGETHER WITH CONSTRUCTION OF ACCESS
DECISION: Granted
DECISION DATE: 6 April 2006

APP. NO: 19/00309/FUL
PROPOSAL: ERECTION OF DORMER TO GABLE ELEVATION (No. 6)
DECISION: Granted
DECISION DATE: 29 July 2019

PROPOSAL

The application relates to Nos. 4 and 6 Haywood Road which are located on a relatively new housing estate in Stockbridge Village. The properties form a semi-detached block with associated amenity space and parking.

The application seeks consent for works involved with the conversion of 2 no. three bedroom semi-detached residential dwellings to form 1 no. 4 bedroom dwelling, external alterations; new porch and single storey extension to the side. It should be noted that planning permission is not required to convert the two attached dwellings into one larger property because there would be no material change of use that would occur and internal alterations are not classed as development.

It is also proposed to carry out some external alterations to facilitate the conversion which again is not development and could be carried out without the benefit of planning permission. This includes:

External Alterations

No. 4

- Replacement lounge window where porch would be removed;
- Bi-fold doors to replace existing patio doors and window;
- New first floor window to gable to serve bedroom to replace existing smaller landing window.

No. 6

- Replacement front lounge window with smaller hall window;
- Rear window to replace patio doors;
- New ground floor window to gable elevation to serve an office; and

The original planning permission for the residential layout (Ref: 06/00029/FUL) was subject to a number of planning conditions, one of which removes permitted development rights for extensions,

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

enlargement, garage or car port or other building erected in the curtilage of any of the dwellings (cond. 5).

The proposed porch would incorporate a WC and would have dimensions of 3.79 m wide by 1.92 m deep. It would have a hipped roof attaining a maximum height of 3.32 m.

The single storey extension would be located to the side of what is currently No. 4. It would measure 2.55 m wide by 7.7 m deep. It would have a hipped roof attaining a maximum height of 3.20 m.

POLICY CONSIDERATIONS

The site is allocated as a Primarily Residential Area on the Local Plan Policies Map and the proposed development would therefore be acceptable in principle, subject to compliance with local planning policy and guidance.

Policies CS2 and CS19 of the Local Plan Core Strategy (2016) and Saved Policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016) 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.

The proposal complies with these policies as detailed in this report.

LAYOUT, DESIGN, ACCESS AND CRIME PREVENTION

Layout

The proposed development would see two 3-bedroom dwellings converted into one 4-bedroom dwelling. Both dwellings currently have rear gardens. The frontage of No. 6 is laid out to hardstanding in addition to a driveway to the side of that dwelling. No. 4 has a driveway to the side and an area laid out to lawn to the front. The dwellings have an open plan arrangement to the front which is a character of the housing development.

The driveway would be maintained to the left of No. 6 and an extension is proposed to the right-hand side of No. 4, partly on the existing driveway.

Design

The host dwellings comprise adjoining two-storey semi-detached properties. No 6 is located on the left-hand side and is gable fronted with a duo-pitched roof with the ridge running the depth of the dwelling. The roof of No. 4, to the right-hand side, hips into the pitched roof of No. 6, with its ridge running the width of the dwelling. Each of these properties has a porch to the front with mono-pitched roofs sloping up towards the first-floor.

Front Porch / WC

The proposed porch and WC would be located to the front of what is now No. 6 and would replace an existing smaller porch / WC. It would have a hipped roof with a door and glazed panel to the front together with small WC window. The existing porch projects 1.8 m from the front elevation and the proposed porch projects slightly further at 1.92 m and it would be wider. Approximately 4 m would be maintained between the porch and the back of the footpath. The existing porch to the front of No. 4 would be removed.

The Householder SPD requires that front extensions and porches should be particularly carefully designed to retain the character of residential areas and sets specific guidelines. The design, materials and scale respects the character of the area; it would not have any impact on any building line; sufficient distance would remain between the porch and the back of the footpath;

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

there would be no unacceptable obstruction of outlook of any neighbours and the porch would not impact on car parking. The proposal complies with relevant guidance of the SPD.

Side Extension

The Householder SPD requires that single storey extensions should be designed so that they preserve the street scene. The extension to the side of what is currently the driveway of No. 4 would be single storey with a hipped roof with 2 no. rooflights. The front elevation would be set back between 2.88 m and 4.07 m from the back of the footpath. It would have a garage door to the front; a window within the rear elevation and a door leading into the dwelling. The design is acceptable and the extension would not have any adverse impacts on the character of the dwelling or the streetscene. Parking and highway safety matters are considered further on in this report.

Materials

The development would be constructed in brickwork and tiles to match the existing dwelling(s). Windows would be white uPVC to match the existing.

Access / Crime

Access to the rear garden of the resulting property would be gained via an existing gate to the side of No. 6. The proposal does not give rise to any concern regarding access and crime considerations.

Consequently, the proposed development is of appropriate design and complies with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

HIGHWAYS

The existing dwellings currently comprise two 3-bedroom properties. Following the works this would result in the delivery of a single 4-bedroom dwelling. Parking standards generally require 3 spaces on site for dwellings of this size.

The proposed layout would see the driveway to the side of No. 6 retained and the site frontage is also hard surfaced. The proposed garage would be sited on part of the existing driveway associated with No. 4.

The proposed garage would have internal dimensions of 7.11 by 2.25 m. The Householder Development SPD states that "*garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m.*" The garage does not meet those standard dimensions and as such, would not count as a useable parking space on the site. However, adequate parking provision would be retained elsewhere on the site to serve the resulting property.

The 'garage' door would not be set back the required minimum distance of 5.5 m from the back of the footpath as set out in the Householder Development SPD; this is to allow a vehicle using a garage to pull off the highway and allow for the garage door to be opened without the vehicle overhanging the pavement / service strip. The garage is not considered to be of a usable size for parking a vehicle and may not be used for the storage of a vehicle but for general storage / utility uses. Even so, as with all driveways, it is the responsibility of any occupier of a property to ensure that any vehicle is parked appropriately and failure to do this is subject to separate controls outside of planning legislation.

The Council's Highways Engineer has no objection to the proposal, nevertheless, it is considered that it would be prudent to inform the applicant that vehicles should not overhang the highway / service strip and block footways and this can be an informative of any planning permission granted.

The development would comply with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

RESIDENTIAL AMENITY

Impact on 8-14 Haywood Road

The application site is set at the head of a cul-de-sac and sides onto a turning head. Other dwellings on Haywood Road face onto the gable (No. 6) and are sited between approximately 14.8 m - 18.5 m to the east. It is not considered that the development would have any impact on those neighbouring properties.

Impact on 2 Haywood Road

The side of the site shares a common boundary with the rear of No. 2. That dwelling is sited approximately 8.8 m off the common boundary. The neighbouring property occupies a large corner plot and is set behind No. 4. As such, the proposed single storey extension along the common boundary would not have a detrimental impact on the occupiers of that property.

As noted above, the conversion would include a window to the gable which would face the plot of No. 2, which could be inserted without the benefit of planning permission. Even so, given the juxtaposition of the host dwelling, which is forward of the neighbouring property, there would be very limited oblique views across the rear of No. 2. There would be some overlooking of the neighbour's garden, but limited overlooking of the amenity space immediately to the rear of the dwelling. Regardless, impacts are not a material consideration as this element of work could be carried out without planning permission.

Consequently, the development complies with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the Replacement UDP and the Householder Development SPD.

OTHER ISSUES

None.

CONCLUSION

The proposal is acceptable in terms of layout / design, highway considerations and impacts on residential amenity. The proposal complies with the NPPF, relevant Local Plan and UDP policies and guidance set out in the Householder SPD 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

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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
15/08/2022	JRC029-SK-001	REV. 4	GA PLANS
15/08/2022	JRC029-SK-002	REV. 3	SITE PLAN AND LOCATION PLAN
15/08/2022	JRC029-SK-003	REV. 3	ELEVATIONS
15/08/2022	JRC029-SK-004	REV. 3	ELEVATIONS 02

Informatives

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

1. Footpath / Highway Obstruction

Vehicles should not be pulled up to or parked in front of the garage extension hereby permitted such that they overhang and block the footpath and / or road. The parking /overhanging of vehicles onto the footway is a danger to pedestrians and constitutes obstruction on the highway which is an offence. The applicant will need to ensure that there is no obstruction causing any danger to the public or breaking any other law.

Maxine Wishart

16 August 2022

Signed by
Mark Quinn
19/08/22

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02