

<u>APPLICATION NO:</u>	23/00001/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	
<u>LOCATION:</u>	1 Poets Green, Whiston, Knowsley, L35 2XU		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY EXTENSION AND PARTIAL DEMOLITION OF EXISTING OUTBUILDING		

Site Description

The application property is a semi-detached dwelling situated on a corner plot within a residential area. The properties within the street scene are relatively uniform in terms of their layout with the exception of corner plots, such as the application property, which faces a different orientation within the street scene.

The property is brick facing and has UPVC windows together with a green door. The property accommodates a hip roof. To the side of the property is a brick built flat roof outbuilding.

The property has a large front garden with parking available for 1 vehicle accessed off Poets Green.

Proposal

The proposed development seeks permission for the erection of a single storey side extension following the partial demolition of the existing outbuilding that is within the applicant's control. The existing outbuilding is shared with the neighbouring property. As such, only half of the outbuilding under the applicant's control is proposed for demolition.

The proposed extension spans a width of 2.5m by 7.62m in depth. It would accommodate a pitch roof measuring 2.24m at the eaves and 3.15m at its highest point.

The proposed extension is brick facing and would accommodate a window the front and rear elevations together with 1 window and 1 door at its side elevation.

The proposals would provide an enlarged kitchen, utility room and downstairs bathroom.

Consultations

Highways – No objections to the proposed development.

Environmental Health – No response received.

Building Control – No response received.

Representations

This application has been publicised by letters sent to 11 neighbours and displayed by

site notice. No representations have been received.

Planning History

No relevant 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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 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

Design

The Householder Development SPD is a material consideration for determining this planning application. It advises that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

In addition, the SPD advises in relation to corner plots that particular attention should be paid to the design of extensions in these locations as they can encroach over the building line on either highway frontage or therefore result in a prominent addition to the street scene. In particular it states single storey extensions on corner plots should be set in by 2m from the side boundary and not exceed half the width of the existing dwelling.

The proposed extension would be less than half the width of the original dwelling house and would appear subservient to the host property. The proposed development accommodates a pitch roof and would be constructed in materials and a style which matches the application property and is in accordance with the parameters set by the SPD.

Due to the orientation of the property it would allow for a separation distance to the property boundary of .8m – 6m towards the principal elevation. As such, the development is set into an acceptable level to what would be visible from the public highway.

The proposed development break the building line of the adjacent neighbouring properties. However, Poets Green has a staggered arrangement and it was noted during the site visit that several corner plot properties located on Scott Avenue/Milton Avenue have been extended in a similar fashion. As such, given that the proposed extension would continue the staggered arrangement of the wider street scene and taking account neighbouring properties it is not considered that the development would adversely affect the character of the street scene sufficient to warrant refusing planning permission.

On balance, the proposed development is of an acceptable scale and appearance and would not appear to be an incongruous feature given that it would maintain separation to neighbouring properties and is therefore considered acceptable in terms of design.

Residential Amenity

No. 6 Scott Avenue

No. 6 is the adjoining semi-detached property. The property occupiers of no. 6 would

not be adversely affected given the proposed development is located at the opposite side of the application property.

No. 3 Poets Green

No. 3 is the neighbouring semi-detached property. It has one door at the gable elevation at ground floor level and 1 window at first floor level serving the landing. The common boundary is currently comprised of close boarded fence at the rear, the existing outbuilding, and vegetation along the common boundary of the front gardens. The proposed development would partially be obscured by existing vegetation located along the common boundary together with the fact that the juxtaposition of properties would not result in the occupiers of no. 3 being adversely affected in terms of outlook from habitable rooms serving the front elevation. As such, no adverse effects to residential amenity would occur in relation to this property.

No other properties would be affected.

Highways

The proposed development would not result in adverse effects to highways safety.

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.

SCHEDULE

Date Received	Ref. No	Version	Drawing/Document Title
07.02.2022	1000		LOCATION PLAN
07.02.2022	5000		PROPOSED SITE PLAN
07.02.2022	3000	REV A	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **3 April 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.

INFORMATIVES

COAL AUTHORITY

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

Appendix 1 – Site Photographs



