

Regeneration and Economic Development Department

APPLICATION NO: 21/00259/FUL

APPLICANT: Mr & Mrs Wilkinson

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF A SINGLE-STOREY SIDE EXTENSION (EXISTING GARAGE TO BE DEMOLISHED), CONSOLIDATION AND RECONFIGURATION OF EXISTING EXTENSIONS TO FORM A NEW UNIFIED LAYOUT, THE ERECTION OF RAISED DECKING TO THE REAR AND NEW ROOF TO THE WHOLE OF THE PROPERTY

LOCATION OF SITE: 5 Mill Lane, Kirkby Park, Kirkby, L32 2AU

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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

DQ5 - Development in Conservation Areas

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Conservation & Design Officer – Comments received based on the original proposal raised around the comprehensive alterations to the overall appearance of the dwelling. Stating that much of the historic character of the existing dwelling would be lost, creating a greater design differentiation with the adjacent listed building. As a result, the design would likely have some, albeit limited, effect on the setting of the conservation area and on the setting of the listed building.

Arboricultural Officer - No objections, providing a condition is included regarding tree replacement.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. No representations have been 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.

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ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a detached bungalow on the northern side of Mill Lane. Immediately to the west of the site is 1 & 3 Mill Lane, which are Grade II listed buildings. The surrounding area is predominately resident in character and is in close proximity to the North Park Conservation Area.

The property is quite traditional in appearance from the front, with the addition of a double, flat roofed garage located to the side. While the rear of the property appears quite fragmented, with a number of different roof structures. The current layout to the rear is roughly in a u-shaped formation, with a patio area in the middle.

The proposed development involves a number of extensions, attempting to consolidate the various elements of the building and to create a new reconfigured roof formation. The proposal includes replacing the detached garage with a single storey extension to the side. This section would measure 8.3m in width and would also partially wrap around the western arm of the rear projection. It would increase the total width of this section to 6.6m, from the current stepped width of 3.3m and 4.6m.

A small extension would also be added to the rear of the building, to square of the internal courtyard, plus a 0.8m width extension to the side of the eastern arm of the rear projection. The extensions to the side and rear are proposed with flat roofs attaining a maximum height of 2.9m.

The alterations to the main body of the roof, involve create a larger gable end to the side of the dwelling and raising the overall ridge height from 4.2m to 5.8m. A flat roofed dormer would also be added to the rear roof slope, to create a double height opening within the relocated kitchen/dining area. The dormer would be located centrally on the rear slope and would have a width of 4.4m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map and is adjacent to Grade II listed 1& 3 Mill Lane. Therefore, a domestic extension/alteration would be acceptable in principle within this location subject to the development having an acceptable impact on the listed buildings, plus compliance with all other relevant local planning policies and guidance.

The key policies for the determination of this application are Local Plan Policy CS2, CS19, CS20 and Saved UDP policies DQ5, H5 and H8. The Householder Development SPD is also a material consideration.

DESIGN, ACCESS AND CRIME PREVENTION

The overall width of the built form as viewed from the highway would be the same as the exiting property. The proposed side extension would replace the existing flat roof garage. It would be similar in appearance, finished with a flat roof but would create one addition bay window and a single garage door, rather than the current two garage doors. The proposed bay would replicate the two existing bays within the original dwelling, and the pitched roof features over these would be retained, while an addition pitched roof would be introduced over the porch. The main roof formation would appear similar to the front; however, the ridge height would be raised from 4.2m to 5.8m. Mill Lane is comprised of a mixture of properties in terms of designs and scales. In particular, all the immediately adjacent dwellings are of a two-storey construction. As amended the dwelling would still remain below the height of the adjacent properties and the increased height would not result in a scale of dwelling which would appear out of keeping with the surrounding area.

The extensions to the rear are relatively minor and would not be visible form the highway. Overall, the proposed extensions plus alterations to the roof, would improve the appearance of the dwelling to the rear, giving a more unified appearance. The dormer would be centrally located and has been reduced in scale, so as not to dominate the roof slope.

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The extensions to the original body of the house, plus the front elevation of the side extension are proposed to be finished in matching brickwork, while the side additions would be of a rendered finish. The front elevation would harmonise with the original property. The rear of the property has a mixed palette of materials and the proposed use of render in these sections would not appear out of keeping with the character of the property.

IMPACT ON THE LISTED BUILDINGS

The application property sits adjacent to the Grade II listed properties, 1 and 3 Mill Lane and the councils Conservation Officer has been consulted on the application. The initial proposal involved much more radical changes to the overall appearance of the dwelling, in particular the roof formation. As such there were concerns around the significant change to the appearance and the lose of the original character, creating greater differentiation between the property and the adjacent listed dwellings.

The proposal has since been revised, retaining a more traditional appearance to the property. Based on the amended proposal the Conservation Officer has not raised any objections and it is considered that the development would not unduly affect the setting of the adjacent listed properties.

RESIDENTIAL AMENITY

The proposed side extension would project towards the western boundary with 3 Mill Lane. The additional built form towards this boundary would be of minimal height given the flat roof design and would sit towards the rear of the adjacent site. As such the extension would be over 15m from the rear of no.3 and would have no significant impact on their amenity levels. Likewise, the proposed increase to the main ridge height would have no impact on this dwelling, as the section of roof affected would be approximately 8m from the shared boundary.

The proposed extensions would not be visible from the property to the other side 5a Mill Lane, with the only visible impact to the side being the raising of the ridge and the side profile of the dormer. These alterations would sit to the side of No.5a and would not impact on their amenity or the outlook from the rear. The dormer would be centrally positioned away from the neighbouring properties, plus it is proposed to create a double height feature to the kitchen/dinning area and would not cause any concerns regarding privacy.

HIGHWAYS

The reconfigurations would result in 4 bedrooms within the dwelling. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces.

The existing double garage would be removed and replaced with the side extension, within which would be an integral garage/storage space. The new garage however is not of adequate dimensions to be utilised as a parking space.

The property currently has an existing driveway in front of the garage. This would be retained and is of sufficient size to accommodate the required three parking spaces. As such the proposal would not raise any highway safety concerns.

TREES

There are a number of trees within the site and the application has been supported by the appropriate arboricultural reports. The Council's Arboricultural Officer has confirmed that based on the submitted documents they have no objections to the proposal subject to a condition requiring a 2:1 replacement for the trees proposed for removal.

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CONCLUSION

The proposed development is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any detrimental impact on the setting of the adjacent listed buildings. The amenity of the surrounding dwellings would be adequately preserved. As such the proposal complies with relevant criteria of Policies CS2, CS19 and CS20 of the core strategy and saved Policies DQ5, H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 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.

- 3) 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.

- 4) Each tree proposed for removal shall be replaced on a two for one basis, as close to the original position as possible, of a size not less than 12-14cm girth. The trees should be planted as soon as practically possible but within 1 year of the removal of the trees. Once this has been implemented the Council's Arboricultural Officer should be informed within 3 days on 0151 443 2281. Should the replacement tree(s) fail to establish within a period of five years thereafter it shall be replaced in kind during the first planting season following the date of the loss or damage.

Reason: In the interests of visual amenity, to allow for the continuation of tree cover within the area and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/11/2021	22902	Rev.P0 6	PROPOSED ELEVATIONS
17/11/2021	20902	Rev.P0 9	PROPOSED FLOOR PLANS

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24/03/2021	08902	Rev.P0 1	PROPOSED SITE PLAN
25/05/2021	-	-	ARBORICULTURAL REPORT

Informatives

Louise Everard

26 November 2021

Alan Kilroe
30 November 2021

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