

<u>APPLICATION NO:</u>	22/00476/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	11 The Avenue, Huyton, Knowsley, L36 7SD		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT AND REAR EXTENSION AND TWO STOREY SIDE EXTENSION (DEMOLITION OF CONSERVATORY, OUT-BUILDING AND CARPORT TO SIDE ELEVATION)		

Site Description

The host property is located on a residential street within a Primarily Residential Area. The host property is a semi-detached brick facing dwelling to its principal, side and rear elevation. The property benefits from brown windows and doors.

The property has previously been extended in the form of a small porch located at the principal elevation, a UPVC conservatory located at the rear and a car port located at the side.

The property benefits from hard standing providing car parking for 3 vehicles albeit a boundary wall at the property boundary would currently prevent this. .

Proposal

The application seeks permission for the erection of a two storey side extension, porch and single storey rear extension following the demolition of the existing conservatory, outbuilding and car port.

The porch would be located at the principal elevation and replace the existing porch. It would measure 1.2m in depth forward the principal elevation and span a width of 5.2m. The porch would then connect to the two storey side extension which would span a width of 2.7m from the existing side elevation and would span a depth of 6.6m across two stories. The single storey rear extension would then span a further 3m in depth taking the total ground floor depth to 11.9m in length and wrapping around the existing dwelling house.

The porch would measure 2.8m at the eaves and 3.8m at its highest point and would extend the existing pitch roof whilst the single storey rear extension would measure 2.6m at the eaves and 3.8m at its highest point.

The two storey side extension would extend the existing hip roof of the property and would measure 5.3m at the eaves and provide a total height of 7.1m.

The proposals would provide for an open plan living and kitchen area, extended hallway, utility and WC located at the ground floor.

To the first floor, the proposals would provide a 4th bedroom and en-suite bathroom.

Consultations

Highways – Raise no objection to the proposed development subject to modification of the proposals and the removal of the front boundary wall. A condition should be placed on this application to ensure this.

Representations

This application has been publicised by letters sent to 7 neighbours. 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 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 is a material consideration for the purposes of this planning application.

The SPD states that two storey side extensions should be designed to avoid having an overbearing effect on causing unacceptable loss of light or privacy for neighbours and should avoid creating a terracing effect. A terracing effect is considered undesirable as this leads, in the long term, to a significant reduction in openness, local distinctiveness and spatial quality of housing areas. Accordingly, it recommends either a minimum of 1m should be preserved between the extension and party boundary or the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

As originally submitted, the proposals relating to the two-storey side extension only allowed for a .5m set back and would not accord with the guidance set out in the SPD. The Local Planning Authority has worked positively with the applicant who has sought to increase the set back to 1m to comply with the guidance set out in the SPD.

The SPD states that pitched roofs should serve extensions for aesthetic reasons. The pitch roof to the principal elevation would be extended whilst the rear extension would be served by a pitch roof incorporating 3 velux windows. Both are considered acceptable in terms of design and are in compliance with the SPD.

The rear elevation of the single storey extension would include 1 window and 1 bi-folding door and is considered appropriate to the current materials used.

The SPD further sets out that the roof of the proposed extension should normally be at a lower level than that of the original and where the original dwelling has a hipped roof, the roof of the proposed extension should normally also be hipped. The proposed roof arrangement would sit below the existing ridge of the roof and would extend the hip and is considered appropriate in terms of design.

As originally submitted the applicant sought provision for a part render part cladded design to the principal elevation which was considered out of keeping in terms of

design. The revised proposals now seek to apply rendering to the principal, side and rear elevations and is considered more appropriate and sympathetic to the host property rather than the previously proposed grey stone cladding. The properties located within the street scene are a mixture of both brick facing and rendered properties. Accordingly, the proposed rendering to the principle, side and rear elevations is therefore considered appropriate and would not look out of character in the street scene.

Overall, the proposed development is considered appropriate in terms of design and would not be considered incongruous additions to the host property.

Residential Amenity

No. 12 The Avenue

No. 12 is the adjoining property which benefits from a small single storey rear extension roughly measuring around 1.5m in depth. The host property benefits from a single storey rear extension in the form of a conservatory which is to be demolished to make way for the single storey rear extension which will project a depth of 3m from the rear elevation of the original dwelling house.

The Householder Development SPD states that single storey rear extensions will generally be considered acceptable up to 4m in depth. As such, the proposed development is well within the parameters of the SPD and it is not considered that the proposed development will result in adverse impacts to residential amenity with regards to this property.

No. 10 The Avenue

No. 10 is the neighbouring semi-detached property. The proposed two storey side extension together with the single storey rear extension would abut the property boundary at the principal elevation whilst the rear aspect would provide a separation distance of 1.2m from the party boundary beyond which a further 2.8m is provided to the gable wall of the neighbouring dwelling house.

No. 10 has not been previously extended. It has 1 window at first floor level and 2 windows and 1 door located at the gable wall. Due to the height of the existing car port which limits any outwards views from these windows, there would be no adverse effects to residential amenity to the extension of the two storey side extension.

It was noted during the site visit that the fence panels are missing adjacent to the outbuilding which is set to be demolished and would in effect combine the rear gardens of no. 11 and no. 10. Accordingly, it is necessary that a condition is placed on this application to provide replacement boundary fencing in the interests of retaining private amenity space.

Notwithstanding the above, the rear elevation of the proposed two storey side extension would not surpass the existing rear elevation of the host and neighbouring property. As such, the only aspect of the proposed development which could give rise to adverse effects to residential amenity would be the single storey rear extension which as set out above would not extend beyond 3m and does not give rise to adverse effects to residential amenity in relation to this property subject to replacement boundary fencing being provided.

No other properties would be affected.

Highways

The existing parking provision includes a brick built wall containing a full paved driveway spanning the full width of the front garden. Due to the increase of bedroom space, the Local Planning Authority would require 3 parking spaces to be provided within the curtilage of the property.

The proposed development would not give rise to adverse effects on the highway as it would be able to accommodate 3 vehicles subject to the removal of the boundary wall and a condition is attached to this report in order to secure this.

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.

- 4) New fencing shall be provided from the rear elevation of no. 10 The Avenue spanning 9m in length to the fence post located at the rear of the existing outbuilding. New fencing should be implemented prior to the occupation of use and should be of close boarded design no lower than 1.8m and no greater than 2.0m in height and should be retained in perpetuity.

Reason: To protect the privacy of the occupants of adjacent residential property and to comply with Policies CS2 and CS19 of the Knowsley Local Plan

Core Strategy, (adopted January 2016), Saved Policies H8 and DQ2 of the Knowsley Replacement Unitary Development Plan (adopted June 2006).

- 5) No development shall take place until a scheme to widen the driveway, sufficient to accommodate 3 cars, in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The development shall not be brought into use until the area identified has been hard surfaced and drained in accordance with the details agreed. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07.11.2022	A100	REV A	EXISTING AND PROPOSED LOCATION PLAN/SITE PLAN
07.11.2022	A102	REV A	PROPOSED FLOOR PLANS
07.11.2022	A103	REV A	PROPOSED ELEVATIONS

Signed Case Officer: **John Fleming**_____

Signed Authorising Officer: _____

Date: _____

INFORMATIVE

COAL AUTHORITY

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

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

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

HIGHWAYS

 <i>Knowsley Council</i>	Highway Observations Memo Transportation and Traffic Services
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Date:

28th October 2022

To:	Planning Services
Planning App. No:	22/00476/FUL
Proposal:	ERECTION OF SINGLE STOREY FRONT AND REAR EXTENSION AND TWO STOREY SIDE EXTENSION (DEMOLITION OF CONSERVATORY, OUT-BUILDING AND CARPORT TO SIDE ELEVATION)
Location:	11 The Avenue, Huyton, Knowsley, L36 7SD

☒ **No Highway Objection Subject to the Following Condition**

Highways have no objection to the proposed development, subject to a modification to extend the driveway to provide room for three cars to be parked, and the removal of the front boundary wall.

No development shall take place until a scheme to widen the driveway, sufficient to accommodate 3 cars, in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The development shall not be brought into use until the area identified has been hard surfaced and drained in accordance with the details agreed. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

Appendix 1 – Site Photographs



