

**APPLICATION
NO:**

24/00135/FUL

CASE OFFICER:

John Fleming

WARD:

Whiston & Cronton

PARISH: Cronton
Parish Council

LOCATION:

74 Hall Lane, Cronton, Knowsley, WA8 5DH

PROPOSAL:

ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION
(DEMOLITION OF SIDE EXTENSION)

Site Description

The application property is a detached dwellinghouse located in a primarily residential area. It accommodates an a-symmetric roof and has been previously extended at the side and rear of the dwelling house.

The application property is brick facing and rendered and includes wood effect UPVC windows.

To the rear of the application property is a playing field. To the west of the application property is Cronton Conservation Area which includes Sunnyside Farmhouse which is a Grade II listed building.

Proposal

The application proposals seek the erection of a single storey side and rear extension following the demolition of the existing side extension.

The proposals have been revised since their original submission. The proposed extension would span 1.33m width and project 5.5m in depth. It would then turn and span 4.03m at the rear.

The proposals would accommodate a flat roof extension incorporating roof lantern and parapet wall measuring 3.28m at the eaves and 3.51m at its highest point located at the rear aspect of the development. The proposed front elevation would measure 2.52m at the eaves and accommodate a parapet pitch roof measuring 3.38m at its highest point.

The proposals would provide a new extended kitchen.

Consultations

Conservation Officer – No Objections

Representations

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

The application has been advertised via site notice and letters sent to 6 neighbours following two rounds of public consultation.

One representation has been received in support of the proposed development.

Planning History

No 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS20 – Managing the Borough’s Historic Environment
DQ5 – Development in Conservation Areas
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 allocated for housing development within the adopted Development Plan. 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

Heritage

The application property appears to be constructed in the 1960's. The western property boundary forms the extent of Town End Conservation Area. The adjacent dwelling 'Sunnyside Farmhouse' is Grade II listed beyond which is the Gate Piers and Gates at Cronton Hall which is also Grade II listed.

Town End Conservation Area is centred around the former hamlet of Town End and has a distinctive rural setting until the mid-20th Century when mass housing enveloped the southern and eastern sides.

The buildings within the conservation area are of a similar scale with the exception of Cronton Hall. The application property is a mid to late 20th Century property located at Hall Lane featuring many houses of a similar design and period to the application site.

Policy CS20 sets out the Local Planning Authority's approach to managing the borough's historic environment. Furthermore, saved policy DQ5 requires that new development within or close to a conservation area must preserve or enhance the character of the area.

The application property is not a listed building or within the conservation area but consideration as to the 'setting' of the conservation area and designated assets needs to be factored into consideration. The proposed development would be obscured by virtue of the original dwelling house meaning from a conservation perspective the impact is limited and would cause no harm to the character and appearance of the conservation area or nearby listed buildings. As such, the proposed development is considered to comply with the requirements set out in the NPPF (2023), Policies CS19 and CS20 of the Local Plan Core Strategy (2016) and Saved Policy DQ5 of the Unitary Development Plan (2006).

Design

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours. It advises that side extensions should include a pitch roof for aesthetic purposes.

As originally submitted the proposed side extension included a flat roof extension including parapet wall measuring 3.3m in height visible from the front elevation. This was considered a dominate feature and out of character with the street scene. The Local Planning Authority

have been able to positively work with the applicant and revised plans have been submitted to incorporate a pitch parapet roof at the front elevation which gives the appearance of the existing pitch being extended across the span of the existing dwelling house and proposed extension. Although a small proportion of coping stone will be visible this was necessary due to the need for flashing. Given the set back of the extension it would be largely obscured by the application property and neighbouring property and only visible when looked upon directly. On balance this is considered acceptable.

At the rear, the proposed development would accommodate a flat roof with parapet wall and roof lantern and would not be visible from the street scene. It would however be visible from the park located at the rear however the proposed development is located in an isolated corner meaning that it would not be readily visible to members of the local community.

Although the height of the parapet wall is tall at the rear there is a difference to ground floor level between the application property and neighbouring dwelling a no.72 due to the topography found within the street scene it would not be visible from neighbouring properties.

Overall, the development would be faced in materials to match the original dwelling house and is considered acceptable in terms of design.

Residential Amenity

Sunnyside Farmhouse

Due to the a-symmetrical arrangement of the dwelling house it would not extend beyond the rear elevation of the original dwelling house. As such, the proposed development would be obscured by the existing gable end of the property. Accordingly, no adverse impacts to residential amenity would occur as a result of the proposed development to existing and future occupiers of Sunnyside Farmhouse.

No. 72 Hall Lane

No. 72 is the link detached property. It benefits from a single storey lean to extension located at the rear. The application property is slightly set back than no. 72. However, the proposed extension would not project beyond the single storey rear extension. In addition, due to existing ground levels whilst the extension would amount to 3.3m at the eaves it would not project above the pitch of the single storey rear extension and would therefore not be observed by existing and future occupiers of no. 72. Accordingly, no adverse impact to residents amenity would occur in relation to this property.

No other properties would be affected.

Highways

The property benefits from existing hardstanding drive fronting the application property. The proposed extension would not reduce existing parking levels and as such no adverse impacts to highway safety would occur as a result of the proposed development.

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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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
15.03.2024	HA2356 01		LOCATION PLAN
07.05.2024	HA 2356-03		PLANS AND ELEVATIONS AS PROPOSED

Signed Case Officer: John Fleming

Signed Authorising
Officer: K Foster

Date: 28 June 2024

INFORMATIVE

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