

Regeneration and Economic Development Department

APPLICATION NO: 21/00020/FUL **APPLICANT:** Mr S Martin

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT, REAR AND SIDE EXTENSION INCLUDING THE CONVERSION AND INTEGRATION OF OUT-BUILDINGS INTO EXISTING DWELLING AND NEW ROOF TO OUTBUILDINGS.

LOCATION OF SITE: 25 Hazel Avenue, Whiston, Knowsley, L35 2UN.

KNOWSLEY LOCAL PLAN ALLOCATION:

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan: Core Strategy (2016)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (Adopted June 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

National Planning Policy Framework

Householder Development Supplementary Planning Document (2016)

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two-storey detached dwelling in Whiston.

The application proposal seeks planning permission for the erection of a front, rear and side extension including the conversion and integration of out-buildings into the existing dwelling at no. 25 Hazel Avenue.

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The proposed front porch would project 1.500m from the front elevation of the dwelling, measure 2.425m in width and would have a maximum height of 3.438m.

The proposed single-storey rear extension would project 4.000m from the rear elevation of the dwelling and would measure a length of 6.263m. The rear extension would comprise of a mono-pitched roof which would measure a ridge height of 3.600m. The single-storey rear extension would form a garden room at the property.

The proposed side extension would measure 1.289m in width and would consist of a mono-pitched roof measuring 2.856m in ridge height. The side extension would integrate the outbuildings into the existing dwelling. The integration and conversion of the outbuildings into the existing dwelling would enlarge the w/c and store and would create a utility room.

POLICY CONSIDERATIONS

The application site is identified as an area for Primary Residential Development on the Local Plan Policies Map. Therefore, a domestic extension at the application site is considered acceptable in principle, subject to complying with the relevant local policies and guidance.

The relevant policies and guidance for the determination of this application are the Local Plan Core Strategy (2016) policies CS2 and CS19, the saved policies H5 and H8 of the Replacement Unitary Development Plan (2006) and the Householder Development Supplementary Planning Document (2016).

The key policies set out above require that house extensions show a high level of design, which would be in keeping with the character of the property and the immediate locality; maintains a good standard of amenity for existing and future occupants; avoids causing harm to privacy and outlook to preserve the amenities of the neighbouring dwellings; and would ensure that adequate vehicle parking and garden areas would remain for use by the occupants of the extended property.

DESIGN, ACCESS, AND CRIME PREVENTION

The proposed single-storey rear extension would be faced in materials to match the existing dwelling. The rear extension would feature a mono-pitched roof and there would be three roof lights to the rear of the roof slope, which would increase the amount of light entering the proposed garden room at the property. The roof lights would be small in scale and would be subservient within the roof of the extension. The rear extension would respect the design and scale of the application property.

The proposed single-storey side extension to integrate the outbuildings into the existing dwelling would be constructed of materials that are in keeping with the appearance of the existing dwelling and the character of the surrounding area. The side extension would feature a mono-pitched roof which would measure a ridge height of 2.856m and would appear subservient to the dwelling. The side extension would be set back from the principal elevation of the dwelling by 1.869m and would not hold a prominent position within the street scene.

There would also be a new flat roof to the existing outbuildings. The outbuildings would retain an eaves height of 2.250m and a ridge height of 2.435m.

The proposed porch would protrude beyond the building line at the front of the dwelling by 1.500m. The porch would feature a pitched roof and would measure a maximum height of 3.438m. The porch would appear substandard to the main dwelling and would not be an inharmonious addition to the street scene.

The application proposal is considered to have an acceptable design which would be in keeping with the appearance and character of the application property and the street scene. The proposal would have no implications on crime and anti-social behaviour. The proposal conforms to policy CS19 of the Local Plan Core Strategy, the saved policies H5 and H8 of the Replacement UDP and the Householder Development SPD.

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HIGHWAYS

There is a driveway formed with hardstanding at the front of the property which is of an adequate size to accommodate two in curtilage car parking spaces. The proposal would not affect the existing level of parking provision at the application site (2 parking spaces), nor would it result in any harm to highway safety.

RESIDENTIAL AMENITY

No.23 Hazel Avenue

The neighbouring property no.23 is set back considerably from the application dwelling. The existing outbuilding at the rear section of the application site would extend outwards by an additional 0.9m to be in line with the proposed single-storey rear extension which would extend 4m from the rear wall of dwelling. The extended outbuilding would sit 0.150m away from the boundary. The existing outbuildings would feature a new flat roof and would maintain an eaves height of 2.250m and a ridge height of 2.435m. Due to the presence of both the applicant and the neighbouring residents' outbuildings on the boundary, it is considered that the proposal by reason of the design, scale and sitting would result no significant harm to the neighbours amenity in terms of outlook, levels of light and overshadowing.

The proposed side extension to incorporate the existing outbuildings into the existing dwelling raise no issues regarding outlook, privacy, and levels of light for the occupants at no.23. The proposed development is compliant with CS19 of the Local Plan Core Strategy, saved policies H5 and H8 of the Replacement UDP and the Householder Development SPD.

The proposed front porch would extend beyond the building line at the front of the dwelling by 1.500m and would sit 2.900m from the party boundary. The porch would result in no unacceptable impact on the neighbours amenity in terms of loss of privacy, outlook, and light.

No.27 Hazel Avenue

The single-storey rear extension would extend 4.000 m from the rear wall of the existing dwelling and would be situated 0.150m from the party boundary. The proposed rear extension would be compliant with the Householder Development SPD which stipulates that single-storey rear extensions would generally be acceptable if it extends no more than 4m. The rear extension by reason of the design, scale, sitting and massing would cause no detrimental harm on the neighbours' amenity in terms of overshadowing, outlook, light, and privacy. The proposed development is compliant with CS19 of the Local Plan Core Strategy, saved policies H5 and H8 of the Replacement UDP and the Householder Development SPD.

The proposed front porch would protrude beyond the building line at the front of the dwelling by 1.500m and would be located 3.352m from the party boundary. The proposed porch would not have an overbearing effect on no.27, nor would it cause a loss of outlook and light for the occupiers.

No.100a and 100 Dragon Lane

The proposal by reason of the design, scale and sitting would have no unacceptable impact on the amenity of no.100 and no.100a in terms overshadowing, loss of outlook and privacy. The proposed development is deemed compliant with the Householder Development SPD, policy CS19 of the Local Plan Core Strategy and policies H5 and H8 of the Replacement UDP.

The application proposal is considered to not cause detriment to the residential amenities of other properties surrounding the application site in relation to privacy, existing outlook, and appearance.

OTHER SECTION:

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It appears common practice in the area to store refuse bins to the front of the properties. Due to the nature of the proposal, there would remain no access to the side of the property. Therefore, it is considered acceptable for the refuse bins to remain located at the front of the property, given that it would not harm the visual amenity of the area.

CONCLUSION:

The application proposal is acceptable in principle and would result in no detrimental harm to residential amenity, crime, and highway safety. The application complies with the local planning policies and therefore is recommended for approval.

RECOMMENDATION:

- 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
15/01/2021	-	-	LOCATION PLAN
17/02/2021	MTN/11.20/001	-	EXISTING ELEVATION, EXISTING AND PROPOSED ROOF PLANS AND EXISTING AND PROPOSED SITE PLANS
17/02/2021	MTN/11.20/011-A	-	PROPOSED FLOOR PLAN
11/03/2021	MTN/11.20/021	-	PROPOSED FRONT AND REAR ELEVATIONS
11/03/2021	MTN/11.20/022	-	PROPOSED SIDE ELEVATIONS
17/02/2021	MTN/11.20/032	-	BUILDING SPECIFICATION
17/02/2021	MTN/11.20/031	-	PROPOSED CROSS SECTION

Informatives

Rachel Maddison

4 May 2021

Alan Kilroe

5 May 2021

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