

<u>APPLICATION NO:</u>	23/00100/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	Alicks House, Glovers Brow, Kirkby Park, Kirkby, Knowsley, L32 2AF		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY GLAZED WALKWAY CONNECTING MAIN PROPERTY TO EXISTING OUTBUILDING TOGETHER WITH THE REFURBISHMENT OF THE OUTBUILDING AND ERECTION OF SINGLE STOREY REAR EXTENSION TO OUTBUILDING		

Site Description

The application property is a period property located within a Primarily Residential Area.

The property is semi-detached with original period features around the window surrounds, brick face and dual pitch slate roof. The property has been previously extended in the form of a two-storey side extension which is finished in render.

The property benefits from a large rear garden and includes a brick outbuilding which is shared with neighbouring landowner.

The north and eastern common law boundaries are contained by a mix of wire fencing and close boarded timber fencing together with mature tree planting. The site's south and west boundaries are contained by 1.8m close boarded timber fencing beyond which are 2no. residential properties with one bungalow located along the private amenity space of the application property.

According to the Historic Environment Record (HER) the application site was previously part of the Molyneux estate.

Proposal

The application has been amended since its original submission. The application proposals now seek permission for the erection of a linked glazed extension incorporating a gable roof and would measure 3.31m in width, 3.67m in depth and 3.06m in height. The outbuilding will also be converted and extended a further 3.21m in depth by 3.18m in width where it will accommodate a flat roof finished in zinc measuring 4.31m in height.

The proposals would provide a new dining room together with a personal treatment room and shower room together outdoor sauna.

Consultations

MEAS – No objections. Conditions recommended for a precautionary approach to RAMS in relation to hedgehog. This is an unnecessary condition given that the

applicant could undertake similar scale works for glazed link and extension of outbuilding under permitted development. The condition is therefore not sought.

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

A number of planning applications have been submitted:

Ref: 74/00447/HIST – Extension to widen kitchen and provide bedroom and bathroom. Granted 29th November 1974.

Ref: 02/00237/OUT – Proposed erection of 2no. detached bungalows with integral garages. Granted 10th May 2002

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 located within a primarily residential area. As such, the extension of a domestic property is acceptable in principle subject to consideration of the

above mentioned listed above which will be outlined within this report.

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

Context

The application proposals seek permission for the extension of a residential dwelling house to include a dining area together with treatment area. Clarity was requested whether the treatment area was for commercial or personal use. The applicant has confirmed that the treatment area is to be solely used for personal treatment and as such its use would be incidental to the main dwelling house.

Design

The existing dwelling house contains many period features which would be difficult to replicate in terms of matching materials. The use of a glazed link to the outbuilding provides a more modern aesthetic and would be less overbearing to neighbouring occupiers. Notwithstanding this, the roof height has been reduced and pitch has been altered since the application's original submission so that it appears less prominent. The glazed link will connect to the existing outbuilding where improvement works are to be undertaken to make it habitable. These works will retain the existing brick chimney, slate roof and brick helping to preserve the period features of the wider property. The outbuilding will be further extended with a small projection at the rear including an overhanging canopy structure which will be constructed in zinc.

Although there is a clash of roof styles, given the atypical gable roof arrangement of the outbuilding, the mixture of roof styles provides the most sympathetic way of incorporating the outbuilding whilst retaining the character and appearance of the host property and is considered acceptable. Whilst the zinc roof is different than that of the slate roof this provides a more modern approach and is a design feature typically found in barn conversions and given the site's former use is considered appropriate in terms of design.

Overall, whilst the proposed development is large it would be located at the rear of the application property and would therefore not appear an incongruous feature within the character of the street scene. As such, it is considered appropriate in terms of design.

Heritage

As referred to above, the site has some period features but is not a designated heritage asset. However, it is recorded on the Merseyside Historic Environment Record as 'the site of Alick's House'. The original Alick's House has since been demolished and upon further investigation it is believed that this property was part of the wider Molyneux Estate having previously been used as a dairy farm. Whilst there are period features it is not a designated heritage asset and given the lack of information concerning the site's history it would be unreasonable to consider the application property as a non-designated heritage asset. As such, this property is not considered to be a non-designated heritage asset and the separate balancing test required by paragraph 203 of the NPPF (2023) is not required.

Notwithstanding the above, the proposals offer a sympathetic mix which seek to retain the importance of the character features of stone work and slate roofs without trying to unnecessarily mimic this style which is supported in principle.

Ecology

During the course of this application MEAS requested a bat survey including dusk surveys to be undertaken due to presence of bats at the adjacent property. The Bat Survey concluded that Alick's House is determined to offer no bat roost suitability whilst the outbuilding presents a low bat roost suitability. However, the report recommended that a single dusk emergence be undertake on the outbuilding within the active season for bats. The dusk survey was submitted at a later date and confirms no emergence from the outbuilding occurred whilst commuting and foraging bats were recorded further afield.

Given the lack of presence of bats there would be no adverse effects to protected species.

Residential Amenity

No. 2 Alick's House

No. 2 is the adjoining semi-detached property. The common law property boundary comprises of stone wall together with the outbuilding beyond which is mature trees and mesh fence. The Householder Development SPD states that residential development up to 4m will generally be considered acceptable. Development beyond 4m will need to demonstrate that the 45-degree rule is not breached.

The development would span a total depth of 12.3m in its entirety and technically would breach the 45-degree rule. However, the existing outbuilding is being retained as part of the proposals. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals are determined in accordance with the development plan unless material considerations indicate otherwise. Whilst the Householder Development SPD is a material consideration so to is the retention of the existing outbuilding. The glazed link would measure a depth of 3.89m and would therefore be in accordance with the parameters of the Householder Development SPD given that

the outbuilding is already in situ and would not appear materially different. In addition, the boundary wall measures 1.86m in height and would largely obscure the proposed development and prevent overlooking into the private amenity space.

The proposed extension at the rear of the outbuilding would be lower in height than the existing outbuilding and would therefore be fully obscured by the neighbours outbuilding. As such, whilst the development in its entirety would breach the 45-degree rule, it is not considered that it would adversely affect the amenity of residents in relation to existing and future occupiers of this property.

Silver Birch Cottage

The application property is set back from the neighbouring property Silver Birch Cottage. The cottage is a bungalow and has windows at its rear elevation. A 45-degree plan has been submitted which demonstrates the 45 degree rule would not be breached in relation to this property. Given the interface distance it not considered that existing and future occupiers of Silver Birch Cottage will be adversely affected by the proposed development.

6 Chiltern Close

No. 6 Chiltern Close is a bungalow located at the end of the street scene and abuts the majority of the application property's southern common law boundary. It includes 2no windows along its rear elevation however these are largely obscured by the existing boundary treatments and are unlikely to result in adversely affect the living conditions of existing and future occupiers.

No other properties would be affected.

Highways

No adverse impact to highways safety would occur as a result of the proposed development.

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 and shall be constructed entirely of materials in accordance with plans listed in Schedule 1.

Reason: For the avoidance of doubt and in the interest of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21.03.2023	0.001	REV B	OS LOCATION PLAN
17.03.2023	3.100	REV A	PROPOSED GROUND FLOOR PLAN
17.03.2023	3.101	REV A	PROPOSED FIRST FLOOR PLAN
17.03.2023	3.102	REV A	PROPOSED ROOF PLAN
17.03.2023	3.105	REV A	PROPOSED DETAIL PLAN
25.07.2023	3.020	REV A	45 DEGREE COMPLIANCE PLAN
27.07.2023	3.155	REV B	DETAILED ELEVATIONS
09.10.2023	--		INSPECTION & ASSESSMENT IN RELATION TO BATS & BREEDING BIRDS
30.11.2023	--		DUSK SURVEY RESULTS

Signed Case Officer¹:

John Fleming

Signed Authorising Officer²:

K Foster

Date:

3 January 2024

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.

Appendix 1 – Site Photographs





