

Regeneration and Economic Development Department

APPLICATION NO: 21/00230/FUL

APPLICANT: Radha Ravi

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION INCLUDING THE PART DEMOLITION OF EXISTING GARAGE

LOCATION OF SITE: 3 Stanley Road, Huyton, L36 9XL

KNOWSLEY LOCAL PLAN ALLOCATION –

Article 4s - Huyton Church Article IV

Conservation Areas - Huyton Church Conservation Area

Conservation Areas - St Michael's Church Conservation Area

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)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

DQ5 - Development in Conservation Areas

TECHNICAL CONSULTATIONS:

Cadent Gas Limited - Provided a response detailing the applicants responsibilities in relation to Cadent Gas apparatus detected in the vicinity of the site.

Conservation & Design Officer - Satisfied that the design of the extension is appropriate and overall, it will have an acceptable impact on the Conservation area, providing the suitable use of materials, which can be conditioned.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice and a Press Notice.

As a result, 1 letter of support has been received, confirming they have no reasons to object to the proposal.

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

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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 semi-detached dwelling located at the end of Stanley Road. The site lies within St Michael's Church, Huyton Conservation Area, which is subject to an Article 4 Direction. The side elevation of the property faces towards Staley Road, while the dwelling fronts onto the adjacent green. The property has an outbuilding to the rear which is attached to/paired with the outbuilding to the adjoining 1 Stanley Road.

The application proposes to demolish the outbuilding, to make way for a single storey rear extension. The extension would sit along the shared side boundary, would project 6m from the rear elevation and measure 4.9m in width. It is proposed with a 3.2m high flat roof and would include two glazed lantern style roof lights, which protrude an additional 0.5m at the ridge.

There is also a prefabricated garage to the rear of the site. The proposal includes removing part of this structure to make way for the extension, reducing the overall length from 4.8m to 2.5m. The remaining pre-cast concrete panels would also be replaced with glazing to create a greenhouse type structure.

POLICY CONSIDERATION

The site is designated as a primary residential area within a Conservation Area on the Local Plan Policies Map. The erection of a domestic extension and alterations would therefore be acceptable in principle within this location, subject to 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 H5, H8 and DQ5. The Householder Development SPD is also a material consideration. Additionally, any extensions should preserve or enhance the Conservation Area in line with S72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

ASSESSMENT

Given the property is rotated 90 degrees to Stanley Road, there will be some views of the proposed rear extension from the highway. It would project 6m from the rear elevation and would occupy a similar location as the outbuilding which is proposed for removal but with an increase width of 4.9m. The scale is considered acceptable for the dwelling and the extension would be set in some 11m from the side boundary to the highway, therefore would be not appear overly prominent.

The design makes reference to the key features of the existing dwelling, notably the decorative string course detail is continued as a coping to the parapet, and also new window features are intended to copy the design and materials of windows and window surrounds. The angled stone cills in particular are a feature of the local vernacular. Overall, the design is considered respectful of the original property and it would have limited effect on the street scene. It is deemed that the proposal would have a neutral, and therefore acceptable impact on the surrounding conservation area.

The existing detached garage is of no architectural interest and the proposal alterations are considered acceptable in design terms. The current internal dimensions are inadequate to contribute as useable parking provisions. Therefore, the alterations will have no impact on the existing in-curtilage parking provisions and would not raise any highway safety concerns.

The extension would sit along the shared side boundary with 1 Stanley Road and extend the length of the rear amenity space, adjoining the rear boundary. It would replace the outbuilding which currently spans the majority of this shared boundary and the height of the flat roof would be similar to the maximum

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ridge height of the existing outbuilding. No.1 also has a matching outbuilding abutting this boundary, which would partially screen the proposal. It's considered that the outlook from the attached dwelling would not be significantly altered in comparison to the existing layout and therefore the proposal would not unduly affect the amenity of this property or any other surrounding dwelling.

CONCLUSION

It is considered that the proposed extension is of an acceptable design and scale for the host property. The proposal is sympathetic in appearance and would not unduly affect the character of the surrounding conservation area. The impact on the amenity of the neighbouring residents would also be acceptable. As such the proposal complies with relevant criteria of Policies CS2, CS19 and CS20 of the core strategy and saved Policies H5, H8 and DQ5 of the Knowsley UDP.

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 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 rooflight structure will be implemented in accordance with the Rafterline specification as submitted on 05/08/2021. In particular, the colour shall be white and the PC3 ornate capping shall be used.

Reason: To preserve the character and appearance of St Michael's Church Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The windows shall be white painted timber sashes, the details and profiles to match existing. The lintols shall be segmental brick arches to match existing in colour and texture. Cills shall be angled natural sandstone to match those on the existing dwelling in all respects.

Reason: To preserve the character and appearance of St Michael's Church Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) The bricks shall match the size, colour and texture of the existing and the laying pattern of the walls shall match the English Bond pattern of the existing dwelling (i.e. alternate courses of stretchers and headers). The feature coping to the parapet roof shall match the existing materials and detailing of the existing decorative string course.

Reason: To preserve the character and appearance of St Michael's Church Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/03/2021	202901	-	EXISTING AND PROPOSED FLOOR PLANS
23/07/2021	202902	Rev.B	EXISTING AND PROPOSED ELEVATIONS

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 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
- 3 The applicants attention is drawn to the submitted comments from Cadent Gas, received on 28/04/21, detailing your obligations in relation to apparatus within the site.

Louise Everard

6 August 2021

Alan Kilroe

6 August 2021

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