

Regeneration and Economic Development Department

APPLICATION NO: 21/00903/FUL

APPLICANT: Mark Freeman

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A FRONT PORCH TOGETHER WITH ALTERATIONS TO REAR ANNEX INCLUDING REPLACEMENT WINDOWS AND DOORS AND ADDITION OF CLADDING

LOCATION OF SITE: 7 Mill Lane, Cronton, WA8 5DT

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2- Development Principles

CS19- Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Cronton Parish Council – Raised objections to the proposal for the reason that the development is inconsistent with the amenity and character of the area.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours.

As a result, letters of objection were received from 2 households, plus a petition (17 signatures in total) objecting from a further 8 households. The reasons are summarised below:

- Overlooking/loss of privacy
- Loss of light/overshadowing
- Visual amenity
- Noise and disturbance from resulting use

The points were raised in relation to the balcony, which was originally proposed to the rear of the dwelling. However, the scheme has been amended to remove this element and the resident responsible for submitting the petition has confirmed that they have no issues with the revised plans.

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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a semi-detached dwelling on Mill Lane, Cronton. The property currently has the entrance door on the side elevation. The proposal includes a small front extension to create a porch/relocated entrance point on the front elevation. The extension would measure 0.6m in depth by 3.1m and would contain a flat roof reaching 3.2m in height.

The site also includes an existing outbuilding to the rear of the dwelling. The development also seeks to modify this building by replacing the existing openings with a set of sliding glazed doors in each the side and rear elevation, a single doorway in the side plus the addition of red cedar board cladding to the exterior.

The proposal also includes replacement windows throughout the dwelling.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension and alterations would 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 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The single storey extension to the front is small in scale and would create an entrance point on the principal elevation, where the property is currently lacking one. It would not appear as a disproportionate addition on the property, nor would it be out of character with the surrounding area. The other alteration proposed to the main dwelling, which would be visible from the highway are the replacement of the windows. The new windows would be more comparable in scale/proportions to those within the attached dwelling, 5 Mill Lane and overall would create a more unified appearance across the pair of semi's.

The alterations to the outbuilding would not be visible from the highway and it is not considered that they would detract from the character of the property.

The proposed alterations are relatively minor, with only a small increase in the footprint of the building to the front elevation. This forward projection would sit alongside the doorway for 5 Mill Lane and would have no significant effect on the outlook from this property. The replacement windows would on a whole utilise the existing openings in the original dwelling, while the balcony original included within the proposal has been removed from the scheme. The new glazed siding doors within the outbuilding would be located on the side and rear elevation, both facing into the private garden area of the property. As such it is not considered that the development, as amended, would give rise to any privacy concerns or unduly affect the amenity values of the surrounding dwellings.

The house appears to have been constructed as a side extension to the neighbouring dwelling, but is has been in use as a dwelling for more than 4 years and its independent use is lawful.

CONCLUSION

It is considered that the extension and alterations proposed are of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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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 development hereby permitted shall be constructed entirely of materials details of which are shown on plan No.101 Rev.E received on 04/02/2022.

Reason: In the interests 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 in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/04/2022	101 REV E	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

4 February 2022

Alan Kilroe

9 February 2022

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PS/DC/OP04/05	003	23/9/02