

<u>APPLICATION NO:</u>	22/00713/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	20 Sandown Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The applicant property is located at 20 Sandown Avenue, Roby and is located in an area that is allocated as a site for Housing Development in the development plan. It is a detached dwellinghouse with brick facing on its front, side and rear elevations, along with white UPVC windows and doors and a brown, flat tiled, interlocking roof. The property benefits from a built-in garage at the front of the property.

Proposal

The application seeks approval for the erection of a single storey rear extension. The proposed development would project 3.25m from the main rear elevation and would measure at a length of 5.94m. The proposed development would be served by a hipped roof, the eaves of this roof would measure at a height of 2.54m with the highest point of the roof being measured at 3.71m. The proposed development would utilise the bi-folding doors on the existing rear elevation and contain two skylights.

Consultations

Environmental Health – A response was received from Environmental Health on 17/01/23. The relevant information was assessed and no objections were raised in principle.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No relevant 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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.

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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

**KNOWSLEY LOCAL PLAN: CORE STRATEGY
SUPPLEMENTARY PLANNING DOCUMENTS**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Design

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the applicant property and has a pitched roof. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The rear extension will project 3.25m from the rear elevation, and therefore accord with the Householder Development SPD.

18 Sandown Avenue

No.18 is situated to the west, adjacent to the applicant property. The front and rear elevations sit marginally closer to the highway in contrast to the applicant property. The rear elevation of no.18 sits approximately 0.20m from the building line of the rear elevation of the applicant property. The proposed development would project 3.25m from the rear elevation of the applicant property and is in accordance with the Householder Development SPD as it does project more than 4m from the rear elevation of the existing dwelling. There is also a fence between no.18 and the applicant site. The proposed development would not have an unacceptable impact on the amenities of no.18 and accords with the Householder Development SPD.

22 Sandown Avenue

No.22 is located to the east, adjacent to the applicant property. The front and rear elevations sit marginally closer to the highway in contrast to the applicant property. The rear elevation of no.22 sits approximately 0.20m from the building line of the rear elevation of the applicant property. The proposed development would project 3.25m from the rear elevation of the applicant property and is in accordance with the Householder Development SPD as it does project more than 4m from the rear elevation of the existing dwelling. There is also a fence between no.22 and the applicant site. The proposed development would not have an unacceptable impact on the amenities of no.22 and accords with the Householder Development SPD.

Highways

The property currently has the space for up to 3 off street parking space which would not be affected by the proposed development. As such, the proposed development would not result in adverse impacts to the public highway.

Gas Protection Measures

The property is located on a former landfill which was investigated and monitored under planning approval 09/00556/OUT. As part of the planning permission, earthworks were undertaken and remediation measures were put into place to ensure that the site is suitable for a residential end use.

At each property the following build phase remediation and validation was undertaken:

- *Installation of a gas/vapour protection membrane (Visqueen GX). Following installation, each plot was visually inspected for compliance with the specification including the subfloor void and airbricks, protection membrane type and installation validation. Independent integrity testing of the membrane was undertaken at 1 in 3 properties.*
- *Provision of 600mm clean cover soil system underlain by a high visibility geotextile membrane in all areas of soft landscaping including gardens.*

All ground based extensions to these properties would require a similar level of gas protection measures.

It is noted that Ground gas protection details have been submitted with the application detailing the gas/vapor protection membrane to be installed and how it will be installed. It complies with the British Standards BS 8485:2015 +A1:2019. The membrane specification is equal to that already installed under the property. The plan details how it will integrate with the existing gas protection measures, including ventilation arrangements.

If contaminated material is encountered by the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users. Therefore, Environmental Health have suggested a condition to control any dust during the excavation works.

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 guidance in the NPPF and is therefore recommended for approval subject to conditions.

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.

- 4) Notwithstanding the ground gas protection measures submitted, prior to the commencement of the development hereby permitted, an Implementation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Implementation Plan must be carried out by a competent person and set out details in respect to the following matters:

i) Gas/vapour protection membrane;

- i. What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.
- ii. How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures.
- iii. The name of the competent persons / company installing the membrane? – A competent persons / company will have the relevant accreditation / qualifications to engage with this type of works.
- iv. How the installation of the membrane will be validated?

ii) Cover system

How material excavated for the foundations and other earthworks from beneath the existing garden/patio and/or beneath the high visibility membrane will be removed and disposed of offsite and will not impact the clean cover system in place at this property.

- iii) During the construction of the development, hereby permitted, water suppression shall be used, as required, to ensure there are no dust emissions from the excavated materials whilst being moved or being stored on site.

- iv) Within one month of the substantial completion of the development, a validation statement which demonstrates that the works have been carried out in accordance with the agreed methodology detailed in the approved Implementation Plan shall be submitted to and approved in writing by the Local Planning Authority.

The agreed implementation plan must be carried out by competent person and the gas protection measures installed in accordance with the approved scheme.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/11/2022	1SAND/PD/03	-	PROPOSED FLOOR PLANS AND ELEVATIONS
16/11/2022	1SAND/PD/01	-	LOCATION PLAN

Informatives

1. In relation to the gas membrane BS8585:2007 has been superseded with BS 8485:2015 +A1:2019
2. Based on the information available to the Local Planning Authority and the previous remediation undertaken at this site, in relation to contaminated land, there is the potential that some contamination may exist below the hard standing of the patio area and beneath 600mm within the garden. The responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

Signed Case Officer: Reece Black

Signed Authorising Officer: Mark Quinn

Date: 23.01.23

Appendix 1 – Site Photographs

