

APPLICATION NO: 25/00004/FUL **CASE OFFICER:** Miss Kim Vo

WARD: St Michael's **PARISH:**

LOCATION: Brookside Cottage, Alt Road, Huyton

PROPOSAL: INSTALLATION OF A GLASS BALUSTRADE TO AN EXISTING
FLAT ROOF AREA AT THE REAR OF THE PROPERTY.

Site Description

The application relates to a 1.5 storey detached bungalow at Brookside Cottage, no.21 Alt Road. The application property includes a converted garage, existing rear and side extensions and rear dormers which were approved under planning permission ref: 22/00433/FUL.

The application site is located within a Primarily Residential Area as shown on the Policies Map and defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks to install a glazed balustrade, with black aluminium stainless steel balustrade handle and base. The glass balustrade will measure 1.1m high and be clear to the rear. To the sides, the balustrade would be of frosted glass and measure 1.8m high. The balustrade would be erected along the perimeter of the flat roof of the existing rear extension to create a balcony area.

Consultations

None required.

Representations

This application has been publicised by letters sent to 13no. neighbours. No representations have been received.

Planning History

24/00560/FUL - Variation of Condition 5 attached to planning permission 22/00433/FUL (retrospective application for retention of single storey rear extension, first floor side and rear extension, 3no. rear dormer extensions and garage conversion) to allow for the installation of a glass balustrade to existing flat roof in order to create a balcony. Withdrawn, 24.12.2024.

22/00433/FUL - Retrospective application for retention of single storey rear extension, first floor side and rear extension, 3no. rear dormer extensions and garage conversion. Granted, 16.11.2022.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

Knowsley Local Plan Core Strategy (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development Within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDS)

Householder Development (June 2016)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Other Matters.

Compliance with Householder Development SPD

There are no specific policies relating to balconies or roof terraces within the Householder Development SPD. However, the proposal is considered acceptable with regard to the general design principles, and this is further discussed later in the report.

Neighbouring Amenity

No.28 and no.29 The Avenue

No.28 and no.29 are the adjacent dwellings to the west of the site. The proposal will create a balcony/roof terrace area at first floor level, which would increase overlooking views onto these neighbouring dwellings. However, a distance of over 18m will be provided between the proposed balcony and the rear elevations of no.28 and no.29. A 1.8m high frosted glass screening will also be installed to the side, to ensure that any

direct views or loss of privacy will be minimal. There are also existing mature trees along the side boundary which would provide a degree of screening. It is acknowledged that increased noise may occur from the proposed balcony however, this area will be used in association with the residential use of the main dwelling and is not considered to result in any greater noise or disturbance than the outdoor use of the rear garden.

Huyton Cricket and Bowling Club

The Huyton Cricket and Bowling Club is located to the east of the site. The proposal will create a balcony/roof terrace area at first floor level, which would overlook onto the club's building. However, a sufficient distance of over 35m will be provided. The existing mature trees will also provide partial screening and given that this neighbouring site is for recreational purposes, the impact in terms of any noise and disturbance is considered acceptable.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon neighbouring amenities, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed balustrade will be limited to the rear elevation and would not appear highly visible from public vantage points. Whilst the proposal will introduce additional glazed features, this would appear in keeping with the modern, glazed fenestration currently seen to the rear elevation. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Coal Authority. An informative will therefore be attached to provide the applicant further information regarding this.

Conclusion

The principle of the proposal is considered acceptable and would also have an acceptable impact upon neighbouring amenities and design and visual amenity. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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) No materials shall be used on the proposed development other than those referred to on the approved plans / supporting documentation.

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) Prior to the rear balcony/roof terrace area hereby approved being first brought into use, the 1.8m high obscure glazed side screens as shown on the approved plans, shall be installed and shall be obscurely glazed to a minimum of level 5 (where 1 is the lowest and 5 the greatest level of obscurity). The duly installed screens shall be retained as such thereafter.

Reason: To prevent intrusive overlooking to safeguard the amenities of the residents of the adjoining residential property/properties in accordance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (Adopted January 2016), Saved Policy H8 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/12/2024	2148 CTS 01 Zz Dr A 5200	P03	Location Plan
23/12/2024	2148 CTS 00 0000 D A 4506	P02	Proposed Elevations
23/12/2024	2148 CTS 00 0000 D A 4505	P02	Proposed Floor Plans

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **29 January 2025**

Informatives

- 1) 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK.

Standing Advice valid from 1st January 2025 until 31st December 2026

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