

Regeneration and Economic Development Department

APPLICATION NO: 22/00225/FUL

APPLICANT: JRCHITECTS

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 140 Longview Drive, Huyton, Knowsley, L36 6EQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - High Risk Area

Coal Consultation Zone - Coal - High Risk 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

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

H8 - Extensions and Alterations to Residential Properties

Householder Development Supplementary Planning Guidance (SPD)

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to an end terrace dwelling on Longview Drive, Huyton.

It is proposed to erect a single storey extension to the rear and part of the side of the dwelling.

The extension would link up with an existing outbuilding to the rear of the dwelling. The rear extension would have a part flat and part lantern roof .

The side extension would have a flat roof.

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POLICY CONSIDERATIONS

The proposal would be in compliance with the Local plan and UDP policies listed above and would comply with the guidance in the Householder Development SPD

ISSUES AND ASSESSMENT

RESIDENTIAL AMENITY

The rear extension would project 2.5m from the rear elevation of the dwelling. This would be in accordance with guidance in the householder SPD which permits single storey rear extensions of upto 4m in depth.

The extension would cover the full width of the rear garden and would project 2.9m along the side of the existing dwelling.

Whilst the extension would project right upto the party boundary of 142 Longview Drive , there would be no windows in the side elevation overlooking this property and the flat roof would minimise any impacts the extension may have.

No 142 has a partly glazed door to the gable elevation leading to the kitchen dining room. This is not considered to be a window to a main habitable room and the proposed extension would be sited 2.6m away so therefore any impacts would be minimal.

The rear extension would not have any impacts on 138 Longview Drive.

DESIGN

The part flat and part lantern roof on the rear elevation is considered acceptable and is commonly found on many contemporary house extensions and would be in compliance with the Householder Development SPD.

Side extensions should normally have a pitched roof, however in this instance the side extension would be set back by 4.3m from the front elevation so this part of the proposal would be subservient to the main dwelling when viewed from the street and on balance a flat roof would be acceptable. A flat roof would also minimise any impacts on the neighbouring property (142) as the side extension would be built right on the party boundary.

On balance the extension would comply with Policies CS19 and H8 and the guidance in the SPD.

CAR PARKING PROVISION

The space at the side of the dwelling is 2.6m which is substandard for a parking space at the side which should be at least 2.75m.

The existing parking of 1 space to the front of the site would not change following this proposal and whilst the side space is sub standard they would still be enough space for a second car to park in front of the side extension giving the dwelling 2 vehicle spaces which would be in accordance with the ensuring a choice of travel SPD.

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CONCLUSION AND REASON FOR DECISION

The proposed extension would be acceptable in terms of design, impacts on residential amenity and car parking and would comply with the relevant policies and guidance listed above.

RECOMMENDATION:

That planning permission be granted subject to the following conditions:

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/04/2022	-	-	LOCATION PLAN
12/04/2022	-	-	SITE PLAN
12/04/2022	JRC008-01-03-013 P02	-	PROPOSED ELEVATIONS
12/04/2022	JRC008-01-03-015 P01	-	PROPOSED FLOOR PLANS

Informatives

1. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the

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surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Mark Quinn
8 June 2022

Alan Kilroe
13 June 2022

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