

Regeneration and Economic Development Department

APPLICATION NO: 21/00176/FUL

APPLICANT: Mr James Tattan

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SUMMERHOUSE

LOCATION OF SITE: The Bungalow , 27 Blacklow Brow, Huyton, L36 5XE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a summerhouse to the rear of The Bungalow, 27 Blacklow Brow in Huyton. The summerhouse would contain a bar, W.C. and a store. The plans as originally submitted have been amended to change the design of the proposed roof from pitched to hipped and to lower the roof height.

The proposed building would be located to the rear boundary of the site and would measure 3.9m in width and 14.6m in length. The extension would have a hipped roof which would measure approximately 2.4m in height to the eaves, with a maximum height of 3.4m. It should be noted that the proposed building had been partially constructed at the time of the site visit.

RELEVANT PLANNING HISTORY

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

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None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed summerhouse would be faced in a light grey render and would be in keeping with the appearance of the main dwelling. The design of the roof has been amended to create a hipped roof which would be slightly lower in height than the original proposal. The new roof, which would slope away from the boundaries of the site, is more appropriate in its scale and appearance in relation to the applicant property and surrounding neighbouring properties. The development would not be readily visible from public areas and would not be detrimental to the character of the street scene.

A single storey side and rear extension is currently undergoing construction on the site following the grant of planning permission in December 2020 (application reference 20/00501/FUL). Together, the approved extensions and proposed summerhouse present a substantial amount of development within the curtilage of the property and as a result, a relatively small area of garden space would remain for the occupants. However, after speaking with the owner of the property on site, it is not felt that significant harm would be caused to the occupants due to the loss of this amenity space. The remaining amenity space would be sufficient for domestic use such as the hanging out of clothing and therefore, whilst not ideal, it would not be sufficient to refuse the application on this basis. On balance, the proposal is considered to be acceptable with regards to scale and design.

RESIDENTIAL AMENITY

Given the scale of the proposed development and proximity to No. 29 Blacklow Brow, it would not significantly affect the visual amenity of this property in terms of outlook, levels of light and privacy. As discussed above, a single storey side and rear extension is currently undergoing construction on site which is located adjacent to the shared boundary with No. 25 Blacklow Brow. However, as No. 25 is set back from No. 27 and given that the proposed summerhouse would be located to the rear boundary of the site, it is not considered that the development would cause significant harm to the amenity of No. 25 by way of dominance. The proposal is also not considered to have a significantly different impact on amenity than the impact caused by the current extensions to No. 25, which have already been granted permission.

Overall, the proposal is not considered to be detrimental to the current level of amenity enjoyed by nearby neighbouring occupiers and there are no other properties that would be affected by the proposal given their sufficient distance away from the development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

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

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CONCLUSION

The proposal would be acceptable in terms of design, access, crime prevention, 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.

RECOMMENDATION:

That planning permission will 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 summerhouse shall be used wholly in conjunction with, and ancillary to, the use of The Bungalow, 27 Blacklow Road as a single dwelling-house and shall not be used as a separate independent dwelling.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H5, of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/03/2021	-	-	LOCATION PLAN
18/03/2021	-	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Chloe Roberts

6 May 2021

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