

Regeneration and Economic Development Department

APPLICATION NO: 22/00324/FUL

APPLICANT: Mr McGovern

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, TOGETHER WITH ERECTION OF DETACHED GARAGE, INSTALLATION OF DROPPED KERB AND NEW VEHICULAR ACCESS FROM PINE CLOSE, RENDERING OF THE DWELLING AND BOUNDARY TREATMENTS

LOCATION OF SITE: 7 Hazel Avenue, Kirkby Park, Kirkby, Knowsley, L32 0SA

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily 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:

Two consultees have responded to this application regarding technical considerations.

The application site sits within close proximity to Cadent's medium and low pressure assets. Cadent raise no objection to these proposals from a planning perspective but require an informative note to be attached to the Decision Notice.

The Highways Authority have raised no objection to the proposed development including the proposed new access onto the highway but have advised that an informative is attached to the decision in relation to the proposed highways works.

Both informatives are included as an appendix to this decision.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 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

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

The proposal relates to the erection of a single storey side and rear extension, together with the demolition of the existing garage and erection of a new detached garage and associated works including the installation of a dropped kerb and new vehicular access from Pine Close to the semi detached bungalow located at 7 Hazel Avenue, Kirkby.

The proposed side extension would be set back approximately 2.6m from the principal elevation and would extend approximately 2.3m from the existing side elevation. It would span a depth of approximately 8.76m and partially wrap around the rear elevation. The rear extension would extend 1.57m from the existing rear elevation and extend a width of 5.05m. Internally, the proposals would provide an enlarged kitchen and bathroom together with the construction of a new WC and utility room at the rear elevation.

The proposed side extension will be served by a gable roof measuring 2.5m at the eaves and 4.23m at its highest point and would sit below the existing ridgeline of the original dwelling house by .5m. The roof serving the rear aspect of the proposals will be of a hipped design and measuring 2.5m at the eaves and 3.74m at its highest point.

The existing double garage measures 4.8m x 4.5m and will be demolished and replaced with a single garage measuring 4.8m in width and a depth of 2.8m.

RELEVANT PLANNING HISTORY

No planning history associated with the site.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The site is identified as land located within a Primarily Residential Area. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (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

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The Householder Development SPD is material consideration for the purposes of this planning application and states that development on corner plots should ensure sufficient distance is retained to the side boundary to preserve the character of the surrounding area, that single storey extensions should normally be set-in 2m from the side boundary and not exceed half the width of the existing dwelling and that development proposals should be designed and sited so as not to interfere with visibility for highway users.

The proposals would allow for approximately 3.7m from the proposed side elevation to the property boundary. As such, sufficient space would be retained to preserve the character of the surrounding area. In addition, the proposals would allow for parking provision to be located within the curtilage of the property boundary. This would alleviate the current pressures found on the existing public highway and would therefore increase safety for highway users.

The design proposals are considered acceptable in principle and would be subservient to the host dwelling. The properties current outward appearance is faced in brick. The proposals seek to alter the appearance of the property through the application of a thermally rendered finish to all existing and proposed walls. A number of properties in the area have also been rendered in a similar fashion. As such, the proposed changes to the outward appearance of the property is not considered to have a detrimental effect to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Single storey side and rear extension

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more than 4m from the rear elevation. The proposed single storey rear extension only projects 1.57m from the rear elevation of the original dwelling house and would be stepped. There would be no impact to residential amenity to the neighbouring property at no. 5 Hazel Avenue.

Given the property's location as a corner plot, no adverse residential effects would be experienced to no. 9 Hazel Avenue due to the separation provided by Pine Close. No. 1 Pine Close would not be adversely affected by the proposals given its siting in relation to the development and that no habitable rooms serve the side elevation.

The proposals would therefore not result in having a negative effect on residential amenity or privacy of neighbouring occupiers. Further, it is not considered that the proposed extension would unduly affect the outlook/lighting to neighbouring properties.

Outbuilding

The application seeks the demolition of the existing double garage outbuilding located at the rear of the property and replace it with a single garage measuring 2.75 x 2.8m. The design would mirror the existing design albeit taking up a smaller footprint. As such, it is not considered that this element of the proposals would affect residential amenity of the neighbouring properties.

HIGHWAYS

The proposals seek to improve existing parking provision within the curtilage of the site. Sufficient parking to the rear of the property will be retained as part of the proposals together with additional parking located at the principle

The proposed measures seek to improve existing parking provision within the curtilage of the site. Whilst the side extension would take up some of the existing land available, there is currently no access on to the site. As such, even with the loss of space to the side elevation this is considered appropriate given that it will alleviate off road parking currently being experienced in the nearby vicinity.

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OTHER ISSUES

None.

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:

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 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
26.05.2022	10TA/SP08	-	SITE PLAN
26.05.2022	10TA/01	-	FLOOR PLANS AS EXISTING AND PROPOSED
26.05.2022	10TA/02	-	ELEVATIONS AND SECTION AS EXISTING
26.05.2022	10TA/03	-	ELEVATIONS AND SECTIONS AS PROPOSED
26.05.2022	10TA/SP01	-	LOCATION PLAN

J Fleming
05.07.2022

Alan Kilroe
19 July 2022

INFORMATIVES

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Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linerearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Highways Authority

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

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