

Regeneration and Economic Development Department

APPLICATION NO: 22/00405/FUL

APPLICANTS: Mr Barker

WARD AFFECTED: SWANSIDE

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION AND ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY)

LOCATION OF SITE: 6 Turnacre, Roby, L14 7QW

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

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:

Cadent Gas – No objection to principle of development but request an informative to be attached to this decision.

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

The proposed development relates to the demolition of an existing conservatory and the construction of a single storey side and rear extension to the property located at 6 Turnacre, Roby.

The proposals seek to provide new kitchen and living area together with utility, shower room and playroom.

The extension would project 2.2m in width from the side elevation of the property and would span a depth of 11.8m wrapping around the original dwelling house.

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The side and rear extension would be served by a pitched roof measuring 2.5m at the eaves and 3.8m at its highest point. It would include provision for 1 no. velux windows. serving the side elevation and 3 no. Velux windows at the rear. The principal elevation would include provision for one window whilst the rear elevation would include a door and combination window frame together with bi-folding doors.

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 proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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

The proposed side and rear extension would be faced in materials to match the existing property and the proposal is therefore considered to be in keeping with the host property and would not appear to be incongruous or inconsistent within the wider street scene.

The design of the proposal is therefore acceptable and in character with the existing property in terms of its visual appearance and use of materials to match. It is therefore not considered that the proposal would have a detrimental effect to the character of the street scene and is therefore considered acceptable with regards to design.

RESIDENTIAL AMENITY

No 7 Turnacre

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No. 7 Turnacre is the adjoining property. The application site benefits from an existing single storey extension in the form of a conservatory measuring 3.5m in depth and abuts the property boundary. The rear aspect of the proposed development also measures 3.5m in depth.

The Householder Development SPD states that the erection of single storey rear extensions up to 4m in depth will generally be supported. As such, the proposed development is in accordance with the SPD and would also only seek to replace the built form of what is currently in situ. Accordingly, it is not considered that the proposed development would result in adverse effects to residential amenity in relation to this property.

No. 5 Turnacre

The single storey side extension would be built providing a separation distance of .2m from the property boundary with no. 5 and a total separation of 2.5m between the two properties. No. 5 is slightly set back from no. 6 meaning that the rear aspect of the development would only extend roughly 1.2m beyond its rear elevation. Accordingly, it is not considered that adverse effects to residential amenity relating to this property would occur.

It is not considered that the development would result in having adverse effects on residential amenity in relation to neighbouring properties.

HIGHWAYS

No impacts on highways associated with this development.

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

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Date Received	Ref. No	Version	Drawing/Document Title
02.09.2022	A100 REV A	V2	SITE PLAN
02.09.2022	A102 REV A	V2	PROPOSED FLOOR PLANS AND ELEVATIONS

J Fleming
02.09.2022

Alan Kilroe
7 September 2022

INFORMATIVES

CADENT GAS

Date: 27/07/2022
LinesearchbeforeUdig ref: 26402051
Your ref: 22/00405/FUL (DE)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

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.linesearchbeforeudig.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.

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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.

Kind Regards,

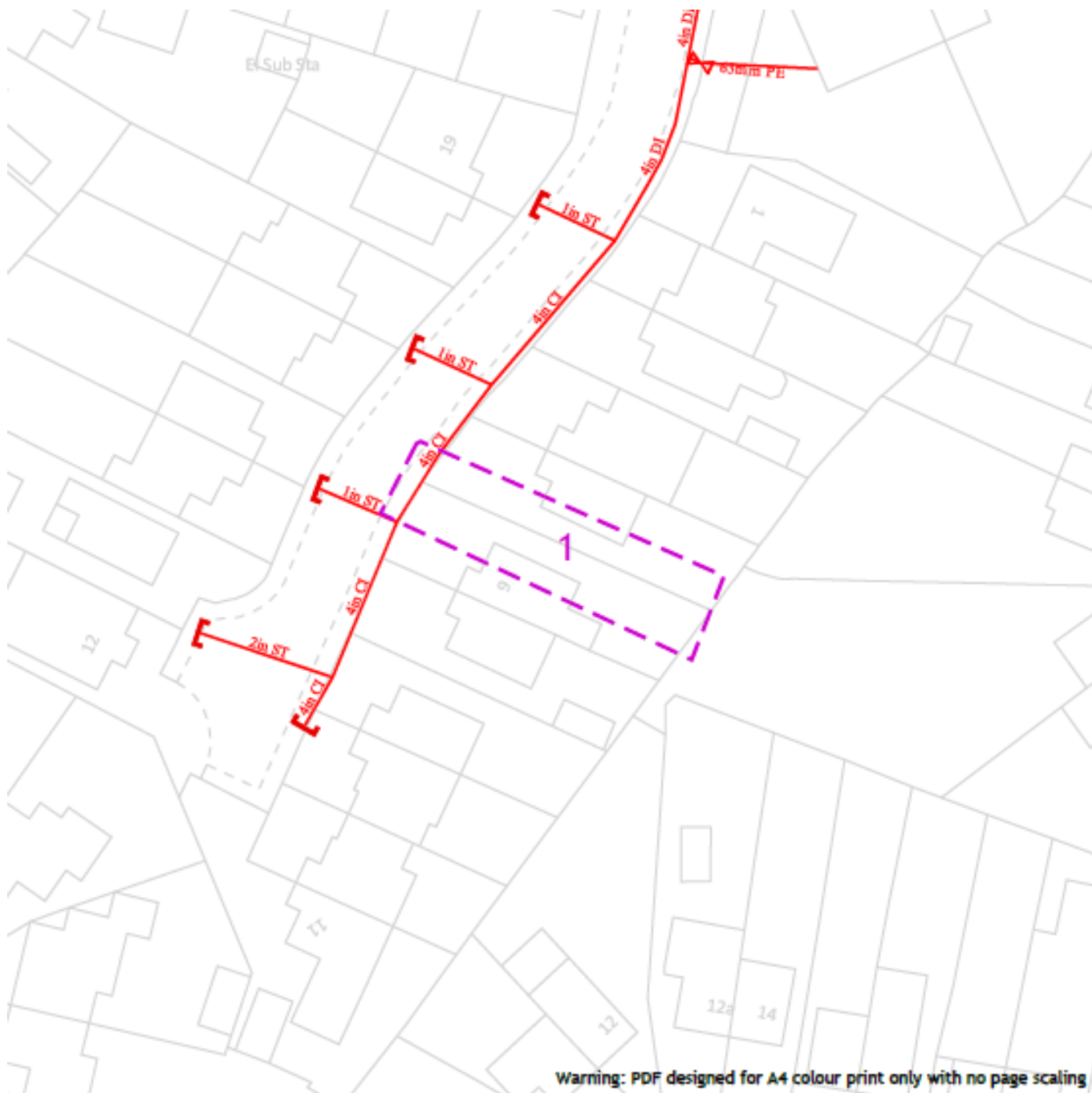
Plant Protection Team

T: 0800 688 588

plantprotection@cadentgas.com

cadentgas.com

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	Dig Sites Area: Line: LP Mains MP Mains IP Mains LHP Mains	Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service
Date Requested: 27/07/2022 Job Reference: 26402051 Site Location: 341389 391088 Requested by: Ms Carly Bower Your Scheme/Reference: 22/00405/FUL (DE) View extent: 100m, 100m Scale: 1:500 (When plotted at A4)	IMPORTANT NOTICES This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HSG47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the O/S map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024888	