

Regeneration and Economic Development Department

APPLICATION NO: 22/00327/FUL

APPLICANT: Mr Sinnott

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 83 Woodland Road, Halewood, Knowsley, L26 1XE

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:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. One representation has been received from a neighbour seeking clarification over the extent of the building in relation to the property boundary. It is neither an objection or letter of support. Whilst issues relating to property boundaries are not a matter of planning, for the avoidance of doubt the proposals would be located solely on the applicants boundary.

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 erection of a single storey rear extension located at 83 Woodland Road, Halewood.

The property benefits from an existing two storey rear extension. The proposed development seeks to further extend the property through the addition of a single storey rear extension measuring a depth of 3.9m and a width of 3.5m to provide new living space. Externally, the property will be built to match existing materials associated with the host dwelling. The proposed roof is flat and includes a roof lantern to allow for natural light measuring 2.7m at the eaves and 3.2m at its highest point.

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RELEVANT PLANNING HISTORY

74/00918/HIST – Lounge and kitchen extension granted 7th August 1975.

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

The proposed development is to be constructed of materials to match the existing host dwelling. The proposed materials and finishes are therefore in keeping with the treatments to the existing property and is therefore supported in principle.

The proposed development projects 3.9m from the existing rear elevation and spans a width of 3.5m. The proposed flat roof and roof lantern would measure 2.7m at the eaves and 3.2m at its highest point.

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 existing rear elevation. The existing property already benefits from an existing two storey rear extension. However, this former development was built up to sit parallel with the neighbouring single storey rear extension located at no. 81. As such, the proposed extension would be in accordance with the Council’s guidance with regards to siting and mass and would not project more than 4m beyond the rear elevation of the neighbouring property.

The Householder Development SPD further states that single storey rear extensions should normally provide a pitched roof for aesthetic reasons, but also suggests that flat roofs may be acceptable if they can be justified in design terms. The proposed roof lantern provides a modern design element to the scheme and improves the design character of a typical flat roof.

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It is not considered that the proposed development would result in having an overbearing effect on residential amenity in relation to neighbouring property. Overall, the scale of the built form would appear to be acceptable within the site and adequate private amenity space would be retained.

RESIDENTIAL AMENITY

The proposed development would be located along the adjoining boundary with the neighbouring dwelling at no. 81 Woodland Road and would be separated by .15m from the neighbouring property. The adjoining neighbour has submitted a consultation response seeking clarification over whether the proposed development would be situated across the property boundary. The proposals would be located solely across the applicant's land. Further, no windows are proposed to the side elevation and the development would be largely screened by the existing fencing panels which are to be retained and would sit relatively parallel to the existing stepped extension to the neighbouring property. As such, it is not considered that the rear extension would unduly affect the outlook to neighbouring habitable rooms with regards to residential amenity.

With regard to no.85 there is sufficient spacing between properties no. 83 and no. 81. Given the proposed developments siting and location towards the rear aspect of the property resulting in a stepped extension to the rear elevation, it is not considered that the rear extension would affect the residential amenity at no. 85.

HIGHWAYS

The existing driveway comprises of hardstanding and a front garden together with a garage located at the side of the property. It is not considered that the proposals would result in having an unacceptable impact on the public highway and is therefore considered acceptable.

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

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01.06.2022	1102A.W 001 REV P2	-	LOCATION PLAN
01.06.2022	1102A.W 101 REV P3	-	PROPOSED FLOOR PLANS AND ELEVATIONS

J Fleming
07.07.2022

Alan Kilroe
13 July 2022

INFORMATIVES:

Coal Authority:

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. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous 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 development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be 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 safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://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, digging of 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.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the 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.

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