

Regeneration and Economic Development Department

APPLICATION NO: 21/00632/FUL

APPLICANT: Mr Liam Campbell

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A PART TWO STOREY/ PART SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 3 Springfield Crescent, Huyton, L36 8FG

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Knowsley Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours.

As a result, 1 objection has been received. The comments are summarised as follows:

- The houses are already placed significantly close to each other. The two-storey extension would close in the already small gap.
- It would have a negative effect on the amenity of the site
- Loss of privacy and overlooking, especially if there are windows in the side and rear.

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:

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

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PROPOSAL

The application relates to a two-storey, end terrace property on Springfield Crescent. Permission is sought for a part two-storey, part single storey extension to the side.

The extension would measure 2.4m in width and would align with the existing front elevation. The two-storey section would span a depth of 6.5m and it would then reduce to single storey for the remaining 1.95m length of the dwelling.

The two-storey section would have a gable end roof, with the ridge and the eaves reaching 7.7m and 5.1m respectively. While the single storey section would have a mono-pitched roof, attaining maximum height of 3.8m.

POLICY CONSIDERATION

The site is classified as Urban Greenspace and Educational Land within the Local Plan Policies Map. However, the area has since been built out as a residential estate. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed two storey extension would align with the front elevation, with the roof tying into the front roof slope, while the ridge height would be stepped down from the main ridge. The property is an end terrace dwelling and therefore the continuation of the front building line would not appear out of keeping with the character of the area. While the reduced ridge height would ensure the extension appears as an addition to the original dwelling. The single storey element would sit behind the two-storey section and would not be visible within the street scene. The facing materials are all proposed to match the host dwelling and on the whole, it is considered that the extension would be of an acceptable design for the property and surrounding area.

The extension would project towards the side boundary shared with 1 Springfield Crescent. The adjacent dwelling plus 3 Woodland Road forms a pair of semi's which frames the corner of Woodland Road and Springfield Crescent. The proposed side elevation would directly face the rear elevation of No.3. The resulting separation distance would be approximately 12m, which would accord with the New Residential Development SPD, which states that separation distance between a principal and a gable elevation should as a minimum be 12m. The first-floor element has also been reduced in depth, removing the section to the rear and therefore reducing the length of two-storey gable which would directly overlap with the rear of No.3.

The extension would sit alongside the boundary with 1 Springfield Crescent. Due to the staggered nature of the properties, the proposed extension would project beyond the rear elevation of No.1. As mentioned, the first-floor element has been reduced in length from the rear, to ensure this section does not encroach the 45-degree line from the nearest opening in this dwelling. While it is acknowledged the single storey element would breach the 45 degree line, the length protruding beyond this point would be approximately 0.9m, which would be located over 7m from the nearest window when measured along the diagonal. Given this distance, it is not considered that the degree of encroachment beyond the 45 degree line from the single storey element would unduly affect the outlook of No.1 to such a level as to warrant a refusal.

The resulting relationship would also be very similar to the existing layout between the opposite dwelling, 4 Springfield Crescent and the adjacent corner dwellings, 2 Springfield Crescent and 5 Woodland Road. As such the resulting proposal would not be out of keeping with the general character of the area and given the reduced first floor, it is not considered that the development would cause undue harm to the residential amenity of the surrounding dwellings.

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The proposal would increase the size of the dwelling to a total of four bedrooms. In line with the Councils parking standards a property of this size would be expected to provide three in curtilage parking spaces. The site plans demonstrate that three spaces could be accommodated to the front of the dwelling and therefore the proposal would not cause any highway safety concerns.

CONCLUSION

The proposed works are considered to be of an acceptable design and scale for the host dwelling. The layout would be reflective of the area, and it is not considered that the proposal, as amended, would unduly affect the residential amenity of the surrounding dwellings. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

That Planning Permission 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 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.

- 3) 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.

- 4) No part of the development hereby permitted shall be brought into use until the area of hardstanding shown on drawing no 024-03A; received on 17/02/2022; has been laid out in accordance with that plan. The hardstanding shall be made available for the parking of cars at all times thereafter that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/08/2021	024-03F		LOCATION PLAN
17/02/2022	024-03B	-	PROPOSED ELEVATIONS

Document Reference	Document Issue Number	Document Issue Date
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17/02/2022	024-03C	-	PROPOSED GROUND FLOOR PLAN
17/02/2022	024-03D	-	PROPOSED FIRST FLOOR PLAN
17/02/2022	024-03A	-	PROPOSED SITE PLAN

Informatives

None Required

Louise Everard

22 February 2022

Signed by

Mark Quinn

23/02/22

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

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