

Regeneration and Economic Development Department

APPLICATION NO: 21/00925/FUL

APPLICANT: Mr Peter Rhodes

WARD AFFECTED: Stockbridge

DEVELOPMENT: SINGLE STOREY REAR AND SIDE EXTENSION.

LOCATION OF SITE: 85 Knowsley Lane, Huyton, L36 8HL

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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 8 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 application relates to a two-storey, semi-detached dwelling located on Knowsley Lane. Permission is sought for the erection of a single storey extension to the rear and side of the dwelling.

The extension would project 3.6m beyond the rear elevation, by a total width of 9.2m. It would span most of the width of the original dwelling, plus would project a further 2.5m beyond the side elevation. The section to the side has a reduced depth of 3m. The extension would have a mono-pitched roof with the ridge height reaching 3.7m to the side and 3.9m along the rear.

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

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. 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

While the extension would be set to the rear of the property, it also projects beyond the original side elevation. As such there would be views of it from the highway but these would be limited to the section which would protrude above the existing timber framed garage located to the side of the dwelling. The overall scale would be considered acceptable, and it would not appear unduly prominent on the property or within the wider street scene. The pitched roof proposed would appear acceptable and the facing materials would also match the original dwelling. Overall, the design of the proposed extension would be appropriate for the host dwelling.

The attached dwelling, 83 Knowsley Lane has an existing rear extension of a similar depth to that proposed, therefore the single storey rear projection would have no bearing on the amenity values of this dwelling. Regarding the property to the other side, the extension would be set in 1m from the common boundary with 87 Knowsley Lane. The depth of the extension would conform with the guidance set within Householder SPD, which generally permits single storey extension of 4m in depth. There would be window facing the towards the boundary with No 87 but this would face an existing boundary fence so would not result in any loss of privacy. Therefore it is considered that the development would not unduly affect the residential amenity of any surrounding properties.

The proposal would have no impact on the existing parking or access arrangements for to dwelling and would not raise any highway safety concerns.

CONCLUSION

The proposed extension would be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. 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 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

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/01/2022		01	LOCATION PLAN
19/01/2022	-	01	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

- 1 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 at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former 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 new development taking place.

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

If any 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

Louise Everard

16 February 2022

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

Signed by
Mark Quinn
23/02/2022

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

\\imagesaim\adlibjobfiles\f91a814f-643f-4b59-a470-48608ff7bda7\input\f7fc3a9d70c14581b4856874a25cee36-sourcefilecopy.docx