

Regeneration and Economic Development Department

APPLICATION NO: 21/00688/FUL

APPLICANT: Miss Kate Andrews

WARD AFFECTED: Roby

DEVELOPMENT: RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF 7 NO. SIDE AND REAR ELEVATION WINDOWS

LOCATION OF SITE: 118 Blue Bell Lane, Huyton, L36 7TW

KNOWSLEY LOCAL PLAN ALLOCATION –

St. Michael's Church Conservation Area
Huyton Church Article IV
Primarily Residential Area

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ5 - Development in Conservation Areas
H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Conservation & Design Officer - No objection in principle.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. It has also been advertised by Site Notice and a Press Notice. 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:

POLICY CONSIDERATIONS

The proposed development complies with the National Planning Policy Framework and Policies CS2, CS19 and CS20 of the Local Plan and Saved Policies DQ5, H5 and H8 of the Replacement UDP.

SITE AND SURROUNDINGS

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The property and its grounds are within the St Michael's Church Conservation Area. To the front of the application site lies St. Michael's Church a Grade II Listed Building.

The cottages appear to be existing on the 1850 OS, however they appear to have been overhauled, likely by Lord Derby with the frontage now having an elaborate domestic revival style half-timbered jettied frontage. The front roof slope is characterised by plain clay tiles, and the rear is slate. This slated roof is probably remnant of the early cottages. The 1912 date on a rainwater hopper on the rear, may be indicative of the date of an overhaul, and seems from historic OS maps to be when the outbuildings were altered to their present form.

The flat roofed outrigger is a relatively recent construction which links the cottage and the earlier detached brick-built, pitched-roof outbuilding.

PROPOSAL

The application seeks consent to retain uPVC windows that have been installed with the rear and side elevations of the property.

There are 7 no. windows that have been re-placed comprising:

- 2 no. to the first floor on the principal rear elevation
- 1 no. at the ground floor to the rear principal elevation;
- 2 no. within the side elevation of a flat roofed outrigger;
- 1 no. within the side elevation of the pitched roof outrigger; and
- 1 no. to the rear of that outrigger.

The windows comprise white uPVC 'Duraflex' casement windows.

DESIGN CONSIDERATIONS / IMPACTS ON HERITAGE ASSESTS

The application under consideration seeks retrospective consent for uPVC windows that have been installed on the host dwelling. Photographs submitted in support of the application indicate the ground floor outrigger windows were formerly timber windows of more recent date and little character. There is no information provided in relation to the design or material of the windows on the main two storey rear elevation.

The host dwelling sits at the end of a row of 4 no. dwellings.

The fenestration to the rears of the other three cottages in the terrace are much altered.

Impacts on Heritage Assets

Policies CS19 and CS20 seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. The impacts arising and therefore assessed is that of the 'setting'.

The NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting and regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

Conservation Area Setting

The application site is located within the St Michael's Church Conservation Area, covered by an Article IV Direction. Saved Policy DQ5 requires that new development within or close to a Conservation Area must preserve or enhance the character of the Area.

In accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

Having regard to the above the Council's Conservation Officer has advised that the proposed windows do not enhance the character of the building. Their material and 'weatherproof' design is alien to the design of the building. However, the windows in the immediate context are also poor. The windows

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affected are not visible from wholly public spaces, and only very limited glimpses would be available from neighbouring properties.

Given the previous windows were variously of poor form, or form unknown, and the windows in the immediate context are also similarly inappropriate, in this case the proposals have a neutral effect and would not harm the setting of the conservation area.

Listed Buildings

The Church of St Michael, a Grade II* listed building is opposite the site with other Grade II listed features including monument to east of north aisle , Huyton Lane entrance gateway at south corner of churchyard; entrance gateway at north east corner of churchyard, Huyton Lane; and Grade II listed Village Cross located further along Blue Bell Lane to the north east of the host dwelling.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to show special regard to the desirability of preserving listed buildings and their settings in exercising their planning functions. Considerable importance and weight should be given to the desirability of preserving listed buildings and their settings.

Due to nature of the proposed development and that the proposed windows would not be visible from the adjacent listed building, the level of harm to the significance of this heritage asset is again considered to result in a neutral impact and no harm would arise to the setting and significance of the aforementioned asset.

Conclusion – Effect on Heritage Assets

The harm to designated heritage assets has been appropriately considered and it is considered that the development would have a neutral impact on the setting of the abovementioned heritage assets. Therefore, the proposal is considered to comply with the requirements set out in the NPPF, policies CS19 and CS20 of the Local Plan and Saved Policy DQ5 of the UDP.

HIGHWAYS

There are no highway issues in relation to the proposal.

RESIDENTIAL AMENITY

The proposed windows are either to the rear elevation or to the side where they overlook a common boundary with a public house and there is existing screening along the common boundary. The development involves replacement windows and does not result in any new openings being formed.

There are no detrimental impacts on the amenity that was previously enjoyed by the neighbouring properties.

OTHER ISSUES

None.

CONCLUSION

The proposed development is considered to have acceptable impacts on the character of the host dwelling; preserve the character and appearance of the conservation area and the setting of a listed building. There would be no detrimental impact on neighbours. The application complies with relevant national and Local Plan policies and as such is recommended for approval.

RECOMMENDATION:

That planning permission be granted subject to the following condition:

- 1) The development hereby permitted shall be retained in accordance with the approved plans and documents listed in Schedule 1.

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Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/01/2022	JRC-025-SK-001	-	Proposed Elevations
05/01/2022	-	-	Design and Access / Heritage Statement
05/01/2022	JRC-025-SK-005	-	GA Plans
05/01/2022	-	-	Site Plan (1:200)
24/08/2021	-	-	Site Location Plan

Maxine Wishart
8 May 2022

Alan Kilroe
12 May 2022

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