

Regeneration and Economic Development Department

APPLICATION NO: 21/00313/FUL

APPLICANT: Mr Mark Hibbard

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF A TWO STOREY REAR EXTENSION

LOCATION OF SITE: 83 Attlee Road, Huyton, Knowsley, L36 6BG,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - High Risk Area

Primary Residential Development - Primary 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 Required.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

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:

PROPOSAL

The application is for the erection of a two storey rear extension to the semi-detached property at 83 Attlee Road in Huyton. The proposal would provide an extended kitchen/dining area at ground floor level and extended bedroom and bathroom at first floor level.

The proposed extension would project approximately 2.8m from the rear elevation of the existing property and would measure 6.3m in width. The development would also have a pitched roof which would measure 5.3m in height to the eaves, with a maximum height of 6.8m.

RELEVANT PLANNING HISTORY

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

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None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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 proposal would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed extension would project 2.8m beyond the rear elevation of No. 81 Attlee Road and would comply with the Householder Development SPD which generally supports two storey rear extensions of up to 3.0m. As such, the development would not significantly affect the outlook or levels of light to the occupiers of No. 81.

No. 85 sits slightly behind No. 83 and these properties are orientated at an oblique angle to one another such that the gable wall of No. 83 can be viewed (at an angle) from the nearest windows on the rear elevation of No. 85. Given the relationship between the properties, the proposal would extend more than 3m in relation to No. 85's rear elevation and would be visible from the nearest first floor window on the rear elevation of No. 85. There would be an interface distance of approximately 7.2m between the neighbour's window and the gable wall of the proposed extension.

The New Residential Development SPD identifies the interface distances that are required in order to protect amenity and states that principal to gable elevations should retain a minimum interface distance of 12m. Whilst the 12m interface distance would not be met by the proposal, it would appear that the neighbour's first floor window serves a non-habitable room and if this is the case, the extension would not appear unduly overbearing in relation to this room. However, even if this room is habitable, given that the window would not face directly towards the proposed extension, the visibility from this window is not considered to be significantly different than the visibility which currently exists as a result of the staggered relationship between the properties. Therefore, on balance, it is considered that there is sufficient distance between the proposed development and No. 85 so as not to have a detrimental impact on the amenity of residents.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

CONCLUSION

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

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.

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

Date Received	Ref. No	Version	Drawing/Document Title
05/05/2021	01	REV C	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS, ROOF PLAN AND LOCATION PLAN

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

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

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

Chloe Roberts

1 June 2021

Signed by

Mark Quinn
04/06/21

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