

Regeneration and Economic Development Department

APPLICATION NO: 21/00685/FUL

APPLICANT: Mr M Ford

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION, PART FIRST FLOOR REAR EXTENSION, SINGLE STOREY EXTENSION TO PORCH AND ALTERATIONS TO FORM PITCH ROOF, CONVERSION OF GARAGE, NEW DOOR / WINDOW TO EXISTING GROUND FLOOR SIDE ELEVATION AND NEW WINDOW TO EXISTING FIRST FLOOR SIDE ELEVATION

LOCATION OF SITE: 2 Roscoe Close, Huyton, Knowsley, L35 1RN,

KNOWSLEY LOCAL PLAN ALLOCATION –

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:

Tarbock Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. There has been 1 letter of objection, 0 letters of support and 0 letters of comment. The representations are summarised as follows:-

- I wish to strongly object to the proposal of a first floor side elevation window. The reasons being, too close proximity to our property, overlooking the only area of our garden where we have some privacy and can relax.
- The rest of our garden is already overlooked by our neighbours at...We also feel the proposal would result in our property becoming less desirable affecting saleability and valuation.

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 is for the erection of a single storey rear extension, part first floor rear extension, single storey extension to porch and alterations to form pitched roof, conversion of garage, new door/window

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to existing ground floor side elevation and new window to existing first floor side elevation. The proposal would provide an extended dining/living area and an extended bedroom.

The proposed alterations to the existing front porch would involve infilling a corner of the porch and inserting a new entrance door in the front elevation. This elevation would also be inset slightly between the side walls of the porch. The roof of the porch would be hipped and would measure approximately 2.4m in height to the eaves with a maximum height of 3.6m.

The single storey element of the proposed extension would project 4.0m from the rear elevation of the existing property and would measure 6.4m in width. It would also have a flat roof with a maximum height of 3.2m. The proposed part first floor extension would project 2.0m at the rear and would measure 4.2m in width. The development would have a hipped roof which would measure 4.9m in height to the eaves and 6.1m to the ridge.

RELEVANT PLANNING HISTORY

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 proposed alterations to the existing porch are relatively minor in scale and it would not appear dissimilar to the front porch at 1 Roscoe Close. The alteration would also not involve any further projection at the front and would not disrupt the building line along Roscoe Close.

The proposed development would be faced in materials which match the existing property and would be in keeping with the scale and appearance of the property. The development would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed alterations to the existing porch to surrounding neighbouring properties, the development would not adversely affect the amenity of nearby neighbours.

Due to the staggered arrangement of properties in the Close, the rear elevation of 2 Roscoe Close sits behind the rear elevation of 3 Roscoe Close. The Householder Development SPD generally supports single storey rear extensions of up to 4.0m and two storey rear extensions of up to 3.0m and therefore, with respect to No. 3, the proposed development would comply with the SPD and would not significantly affect the outlook or levels of light to this property.

The relationship between No.'s 1 and 2 Roscoe Close is such that the rear elevation of No. 2 sits approximately 5.2m in front of the rear elevation of No. 1. Given this relationship, the proposed rear extension is not considered to have a significantly different impact on amenity than the existing property currently has on the occupants of No. 1. In addition, the proposed first floor rear extension would be set in from the boundary with No. 1 and would not be readily viewable from this property.

The application also proposes to insert a new ground floor window and door and new first floor window in the gable wall of the existing property which would face towards No. 1. However, these openings

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would serve non-habitable rooms and the first floor window would also be obscurely glazed. As a result, these windows are not considered to be detrimental to privacy. A condition will be attached to the permission to ensure that the proposed first floor side window is obscurely glazed and retained as such at all times thereafter.

Overall, the proposal is not considered to appear unduly overbearing in relation to nearby residents and is acceptable. 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

Neighbour comments

Concerns raised regarding the impact of the proposal on amenity have been discussed under the separate 'Residential Amenity' section of this report. With regards to comments which relate to the impact of the proposal on the 'saleability and valuation' of a property, this is not a planning matter and is not a material consideration in the assessment of this application.

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.

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.

- 4) The first floor window in the side of the main property shown on plan, '21014L (04) 002 P2' received 9 August 2021, shall be fitted with obscure glazing and shall be retained as such thereafter.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/08/2021	21014L (02) 001	-	LOCATION PLAN
09/08/2021	21014L (04) 002 P2	-	PROPOSED FLOOR PLANS
09/08/2021	21014L (05) 002 P2	-	PROPOSED 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

Chloe Roberts

17 September 2021

Alan Kilroe
23 September 2021

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