

Regeneration and Economic Development Department

APPLICATION NO: 21/00476/FUL

APPLICANT: Mr Andrew Panther

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR AND FRONT EXTENSION

LOCATION OF SITE: 57 Parkwood Road, Whiston, L35 3XB

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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:

Whiston Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. It has also been advertised by Site 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:

PROPOSAL

The application is for the erection of a two storey side extension and single storey rear and front extension to the semi-detached property at 57 Parkwood Road in Whiston. The proposal would provide a new garage, utility room, W.C., extended kitchen/living area, bathroom and a fourth bedroom.

The proposed single storey front extension would project approximately 1.0m beyond the principal elevation of the property and would measure 6.6m in width to wrap-around with the proposed two storey side extension. The front extension would also have a lean-to roof which would have a maximum height of 3.3m.

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The proposed two storey side extension would extend approximately 4.2m from the gable wall of the existing property and would measure 6.8m in length to sit flush with the rear elevation of the property. The development would have a pitched roof measuring 5.3m in height to the eaves and 7.3m to the ridge.

The proposed single storey rear extension would project 3.0m from the rear elevation of the property and would measure 9.1m in width. It would have a flat roof with a maximum height of 3.0m. The roof would also incorporate a lantern which would project an additional 0.7m from the top of the roof.

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 front extension is minor in scale and would not appear prominent. Whilst the proposed two storey side extension is relatively large in scale, given the location of the property at the end of the street, the development would not be readily visible from public areas and would not be detrimental to the character of the street scene. The roof of the side extension would also sit below the main roof of the property and would ensure that the extension appears subservient to the main property.

The proposal would also be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed front and side extension to 55 Parkwood, the development would not adversely affect the amenity of this property. The proposed rear extension would extend 3.0m adjacent to the shared boundary with No. 55 and would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m. As such, the proposal would not significantly affect the outlook or levels of light to the occupiers of No. 55.

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 increase the number of bedrooms at the property from three to four. The Householder Development SPD states that 4+ bed properties should provide a maximum of three in-curtilage car parking spaces. The property can accommodate at least two cars to the front driveway which is sufficient and would comply with the Council's parking standards.

OTHER ISSUES

None.

CONCLUSION

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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
13/07/2021	4B	-	PROPOSED GROUND FLOOR PLAN
13/07/2021	5B	-	PROPOSED FIRST FLOOR PLAN
13/07/2021	6B	-	PROPOSED FRONT ELEVATION
13/07/2021	7B	-	PROPOSED REAR ELEVATION
13/07/2021	8A	-	PROPOSED SIDE ELEVATION
13/07/2021	9B	-	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

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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

9 September 2021

Alan Kilroe

9 September 2021

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