

Regeneration and Economic Development Department

APPLICATION NO: 21/00813/FUL

APPLICANT: Mr Daniel Wignall

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND FRONT PORCH EXTENSION TOGETHER WITH ALTERATIONS TO CAR PARKING AND EXTERNAL INSULATION AND RENDER

LOCATION OF SITE: 32 Parbrook Close, Huyton, Knowsley, L36 3XH,

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas

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 13 neighbours.

Two objections have been received on the following summarised grounds: -

1. This application is not showing all the buildings completed and buildings that are already in progress on the plot.
2. There is a half-completed, stand-alone building at the back of the garden, separated from the main building and not part of the kitchen/dinner extension in the plans, and not been told if it's a single storey, two storey or more.
3. This detached building is going to be a permanent building as it's being built alongside and at the same time of the half-finished kitchen/dinner extension as they are of the same materials. This is unknown and not on the building plans, the building is the full width of the garden and is about 4 meters from the rear boundary wall into the garden. There is no indication of what this building is for or its use from this planning application.
4. As the single storey over-size extension has been built what can be said about it, but it may have been built over a drain so is that allowed?
5. The over-size "granny house" taking up most of the garden does not get a mention in the application and now they want to build a side extension just feet from the back garden of the writer and overlooking it, they may as well be in the garden.

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6. This is over-development of the land.

With regard the detached building both objectors mention and have concerns regard, the building is permitted development if no higher than 2.5m and so would not require planning permission. As such the building does not form part of the application and that is why it is not in the description of development and why the occupiers of neighbouring properties were not informed of such. With regard the issue of building over a drain that is a matter for Building Regulations.

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 relates to an end terrace house at the end of Parbrook Close, a cul-de-sac. The application seeks planning permission for a two storey extension to the side of the house and a single storey extension on the rear together with a front porch. There is a detached building under construction which is permitted development so long as it remains under 2.5m and the applicant and agent are aware of the height constraint.

The two storey extension at the side would be 5.3m deep with a width of 2.6m. The extension would be set back from the front of the house and set in from the rear of the house 1m on both counts. the extension would comprise a utility room and W.C to the ground floor and bedroom above. The roof will be hipped and ridged into the main roof of the house with the ridge being approximately 0.7m lower than the existing roof ridge. The rear extension would be 5.8m wide, the width of the house, and 3.3m deep comprising a kitchen extension. The roof will be sloping with two roof lights in and a maximum height of 3.7m. The porch would be 2.3m wide with a depth of 1.5m and a pitched roof of 3.3m maximum height.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies and with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extensions are acceptable and broadly in character with the original house. The proposals would be acceptable within the street scene and would not be detrimental to the visual amenity of the neighbouring dwellings or the wider area and would not be detrimental to outlook.

Two objections have been received from properties which back onto the side boundary of the application site on Parbrook Road. The objectors raise concern regarding the detached building under construction which does not require planning permission. One of the objectors notes that "the oversize granny house taking up most of the garden does not get a mention. And now they want to build a side extension just feet from the back garden overlooking our garden. ...I think this is just a over development of the land." The rear elevations of these houses are 15.4-20m to the gable of the application house. Therefore, accounting for the extension, would give a distance of 12.8-17.4m, which is sufficient interface distance between a gable and a rear elevation as set out in the Householder Developments SPD and the Amended New Residential Development SPD. The gardens of those houses are in excess of 12m length and therefore it is considered that the proposal would not have a significant impact upon the amenities of the occupiers of the properties backing onto the side boundary of the application site.

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The application raises no crime or anti-social behaviour issues.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP

HIGHWAYS

Parking for one space would be to the side of the two storey extension and parking for one car would be able to be sited in the front garden area. Whilst the house would become four bedrooms one of the bedrooms would be very small at 2.4m wide by 1.8m deep. It is considered that 2 spaces provided would be acceptable and the Householder Development SPD allows the parking for a dwelling with bedroom numbers extended to be retained as existing. No other highway issues are raised.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

The proposal is for extensions to a house in a residential area and raises no residential amenity issues including privacy or overlooking concerns. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The design of the proposals is satisfactory and would not be detrimental to the visual amenities of neighbouring properties or the wider area. Two parking spaces would be provided, and the proposal would not adversely impact residential amenities of the locality. The application complies with planning policies and is therefore recommended for approval.

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) Notwithstanding any submitted details 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 Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 4) The parking space to the side of the dwelling and the parking space to the front of the dwelling as shown on the drawing Proposed Ground Floor Plan Revised with Car Drive referenced Drawing Nos. 32/PAR/08/2/056 Rev A received 08.03.2022 shall be hard surfaced and shall be available for parking purposes prior to the two storey extension hereby permitted coming into first use. For the avoidance of doubt the parking spaces shall be of permeable surfacing and surface water shall not drain

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onto the adjacent public highway, and the front garden area shall remain open with no boundary treatment at the front as shown on the referenced drawing to allow access/egress to the parking space. The parking spaces shall be made available for such purposes at all times.

Reason: To ensure adequate in-curtilage parking in the interests of highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/09/2021	-	-	Location Plan (1:500)
31/03/2022	32/PAR/08/2/056	A	Proposed Ground Floor Plan Revised with Car Drive
30/09/2021	32/PAR/08/21/046	-	Proposed First Floor Plan
30/09/2021	32/PAR/08/21/013	-	Proposed Front Elevation
30/09/2021	32/PAR/08/21/063	-	Proposed Rear Elevation
30/09/2021	32/PAR/08/21/023	-	Proposed Gable Elevation

Lee Osborne

29 March 2022

Alan Kilroe
4 April 2022

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