

Regeneration and Economic Development Department

APPLICATION NO: 22/00489/FUL

APPLICANTS: Mr R McMahon

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 95 Springfield Crescent, Huyton, L36 8FG

KNOWSLEY LOCAL PLAN ALLOCATION:

Urban Greenspace and Educational Land

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):

- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. One representation has been received raising concern over drainage due to its proximity to the River Alt and property boundaries. The property is located within a modern housing development and is a sufficient distance from the River Alt. Furthermore, property boundary disputes are not issues related to planning and are dealt with under separate legislative requirements.

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 host property is located within a modern new build housing estate. The proposed development relates to the erection of a single storey side and rear extension at no. 95 Springfield Crescent.

The proposed development consists of an open plan kitchen and diner. It would be set back 5m from the principal elevation of the host dwelling and span a width of 1.7m before extending 6.02m in depth. It would then wrap around the existing rear elevation spanning a width of 6.3m.

The extension would be served by a single window to its principal elevation and bi-folding doors to the rear elevation. The roof is pitched and would include 3 Velux windows to the rear elevation and would measure 2.1m at the eaves and 3.2m at its highest point.

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RELEVANT PLANNING HISTORY

Ref: 06/00746/FUL: Erection of 391 residential units (use class c3) following the demolition of 9 houses, 1 shop unit and beechwood primary school together with new access junction to Knowsley Lane. Granted 24th November 2006.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as Urban Greenspace and Educational Land in the adopted Development Plan. However, this designation is no longer relevant since the construction of a new build housing estate following the demolition of Beechwood Primary School. As such, a domestic extension within a new-build housing estate is considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (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 host property is an end of terrace dwelling. The property is brick facing to its principal, side and rear elevations. It has white UPVC windows and grey roof tiles.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces and that they should be constructed in materials and style to match the original dwelling as well as having a pitched roof for aesthetic reasons.

The proposed development is set back 5m from host property’s principal elevation and includes 1 UPVC window to its principal elevation. It would be brick facing to its principal and side elevation with roof tiles to match those found at the host property. The rear elevation would be rendered in white and include 1 bi-folding door.

The proposed extension would be faced in materials to match the existing property and as such, the proposal is considered to be in keeping with the property. Whilst the finish at the rear elevation would

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differ from the host property and is of a more contemporary design it would not be visible from the public highway. As such, the design of the proposal is considered acceptable and in character with the existing property and would not appear incongruous or inconsistent within the wider street scene.

RESIDENTIAL AMENITY

No. 97 Springfield Crescent

No. 97 is the adjoining property to the host dwelling. The Householder Development SPD states that single storey rear extensions will be considered generally acceptable if they do not project more than 4m from the rear elevation of the property. The rear aspect of the development would project 3m from the existing rear elevation of the host property and is therefore within the parameters set by the SPD. As such, it is not considered that the proposed development would result in adverse effects to residential amenity of existing and future occupiers.

No. 93 Springfield Crescent

The proposed side and rear extension would abut the property boundary in relation to this property. No. 93 has two windows fronting its side elevation located at ground floor and first floor level with the first-floor window being obscured glazed.

The proposed side extension is set back 5m from the principal elevation and would be located in a position which is currently occupied by the existing boundary fence. It is considered that the development would not result in a negative outlook from the neighbouring property window. In addition, the rear aspect of the development would only project 3m beyond the existing rear elevation of the property and as such would not result in adverse impact to residential amenity in relation to this property.

No other properties are considered to be affected by the proposed development.

HIGHWAYS

The Householder Development SPD requires provision is made for at least 2 car parking spaces for 2-3 bedroom properties. Due to the 5m set back, the property would retain 2 parking spaces in line with the Local Planning Authority's standards. As such, it would not cause adverse impacts to highways safety and is therefore considered acceptable.

OTHER ISSUES

None.

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 subject to conditions.

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).

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- 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
08.08.2022	GBA-SPR-PL-DR-LP-01	REV A	LOCATION PLAN, SITE PLAN AND BLOCK PLAN
08.08.2022	GBA-SPR-PL-DR-FP-02	REV A	PROPOSED GROUND FLOOR PLAN
08.08.2022	GBA-SPR-PL-DR-EL-02	REV A	PROPOSED ELEVATION

J Fleming
16.09.2022

Signed by
Mark Quinn
28.09.2022

INFORMATIVE

COAL AUTHORITY

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

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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

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