

<u>APPLICATION NO:</u>	22/00574/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	11 Laburnum Avenue, Huyton, Knowsley, L36 5UE		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The host property is located on a residential street within a Primarily Residential Area. It is a semi-detached and in a rendered finish, with white/brown UPVC windows and door frames.

The front garden is hardscaped in its entirety with access for parking taken from Pear Tree Road.

Proposal

The application seeks permission for the erection of a single storey side and rear extension, which would connect to the existing single storey rear extension. The side extension would measure 3.1m in width and span a depth of 11.3m wrapping around the original dwelling house. The front elevation would include 1 bay window, which would be inline with the existing front bay window. To the rear elevation, 1 window together with two sets of sliding doors is proposed together with 1 window at its side elevation serving a non-habitable room.

The proposed extension incorporates a hip roof, which would contain 3 velux windows. The roof would measure 2.3m at the eaves and 3.6m at its highest point.

The proposed development would provide a study/bedroom and en-suite shower room together with utility and an open plan kitchen and dining room.

Consultations

Highways –no objection subject to conditions.

Representations

This application was publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

No relevant planning history.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning

decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development Supplementary Planning Document (SPD) (2016) is a relevant ('material') consideration for the purposes of this planning application and provides additional guidance in relation to householder development in Knowsley.

The site is identified as within a wider Primarily Residential Area. As such, the extension to a domestic property is acceptable in principle, subject to compliance with local planning policy and guidance, as set-out above.

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.

Article 35 Statement

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.

Assessment

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It states that particular attention should be paid to the design of extensions on corner plots. It states development on these plots should ensure sufficient distance is retained to the side boundary to preserve the character of the surrounding area and should not be located so close so that the extension adversely impacts the street scene. The SPD further states that extensions should be set in 2m from the side boundary and not exceed half the width of the existing dwelling and that sufficient car parking spaces should be retained or provided.

The proposed extension is less than half the width of the original dwelling house and would maintain a separation distance of 2m at the front elevation and 3m at the rear, between the side elevation and the property boundary. As such, the development would ensure sufficient space is retained and would not adversely impact the character of the surrounding area.

The SPD further states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours.

As originally submitted, the proposed floor plans and elevation drawings did not correspond. Revised plans have been submitted which accurately reflect the scale of the proposed development.

The SPD states that for aesthetic reasons side extensions should be designed with a pitched roof. The proposed hip roof would mirror the angle and pitch of the main house and measure 2.3m at the eaves and attain a maximum height of 3.6m. The hip roof is considered acceptable in terms of design and complies with the SPD.

The windows and openings consist of 1 bay window at the front elevation in line with the existing, 1 window at the side of the property serving a utility room, which would be obscured by the existing fencing at the property boundary together with 1 window and 2 doors at the rear elevation. Three skylight windows would also be located in the roof space.

The windows and openings would match those existing and would be proportionate in their appearance to the existing house and are acceptable in terms of design.

The extension would consist of a cavity brick with render in beige to match the property's existing rendering. Taken as a whole, the development would respond positively to the design and appearance of the existing house and would not be out of keeping with the wider street scene and is, therefore, considered acceptable with regards to design.

Residential Amenity

No. 9 Laburnum Avenue

No.9 is the adjoining property, which includes a rear conservatory adjoining the shared boundary. 11 Laburnum Avenue (where the extension is proposed) also has a part single storey extension of 3m in depth, located alongside the property boundary. The applicant intends to connect the proposed development to the existing rear extension.

The Householder Development SPD states that rear extensions of up to 4m in depth will generally be considered acceptable. It is not considered that adverse impact to residential amenity would occur in relation to this property given that the proposed

extension only extends 3m in depth - within the parameters of the SPD - and that it would connect to the existing extension thereby not altering neighbouring occupiers' existing outlook.

As such, the proposed development would not result in adverse impacts to residential amenity in relation to this property.

No. 1 Pear Tree Road

No.1 is located at the rear of the property. The property's gable wall, facing the rear garden and elevation of 11 Laburnum Avenue incorporates 2 windows at the first floor, which are both obscured glazed together with 1 ground floor window.

Given that the proposed single storey side and rear extension would face obscured windows, it would not result in adverse effects to residential amenity. However, due to the need for vehicle parking to the rear of the property this would necessitate the demolition of the existing outbuilding, which is unsuitable for garaging. The outbuilding forms the party boundary and its loss would require the erection of a boundary fence between the two properties to ensure that adequate privacy is secured.

Subject to the erection of new boundary fencing, the residential amenity of the neighbouring property would not be adversely affected.

No 2 and No 4 Pear Tree Road

No. 2 and No. 4 are a pair of semi-detached dwellings fronting the gable wall of the application property. The single storey side and rear extension would be largely obscured by existing boundary fencing and given that no windows serving habitable rooms are located at the side elevation of the proposed extension these properties would not be adversely affected in terms of residential amenity.

No other properties would be affected.

Highways

The existing car parking arrangement consists of access off Pear Tree Road to a hardstanding at the side of the property. Following the construction of the proposed extensions access for vehicle parking would be lost.

The property is on a corner plot and previously had parking provision within the rear garden. An outbuilding and hardstanding for one space is currently in situ but access from Pear Tree Road has been closed off.

The Highways Authority raise no objection to the proposed development subject to a condition which requires an additional car parking space to be provided plus the opening of the original driveway leading to the garage at the rear.

The proposed development would potentially increase the demand for additional parking spaces and, in accordance with the Council's car parking standards 3 parking spaces are required within the curtilage of the property boundary. Following discussions, the applicant has advised that their intention is to re-establish the previous parking arrangement by demolishing the existing outbuilding, thereby accommodating 2 parking spaces in a linear fashion, together with 1 additional parking space at the

front of the property. A planning condition is proposed to secure this arrangement.

Given the intention to establish 3 parking spaces the proposed development would not result in adverse effects to the public highway.

Conclusion

The proposal is acceptable in terms of design, residential amenity and highways (subject to a planning condition). 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).

- 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) New fencing shall be provided along the property boundary of no. 1 Pear Tree Road spanning at least 11.8m in length and implemented immediately following the demolition of the existing outbuilding. The fencing shall be of close boarded design no lower than 1.8m and no greater than 2m in height and should be retained in perpetuity.

Reason: To protect the privacy of the occupants of adjacent residential property and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (adopted January 2016) and Saved Policies H8 and DQ2 of the Knowsley Replacement Unitary Development Plan (adopted June 2006).

- 5) No development shall take place until a scheme identifying areas of parking at the front and the rear of the property, in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The development shall not be brought into use until the areas identified have been hard surfaced, drained within the site in

accordance with details agreed. The parking arrangement should provide a minimum of 3 parking spaces within the curtilage of the property boundary measuring 2.75m in width and 5m in depth. These areas shall be retained as such thereafter

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18.11.2022	101	REV A	LOCATION PLAN AND EXISTING AND PROPOSED FLOOR/ELEVATION/SITE PLANS
20.09.2022	TQRQM22238161 804594		LOCATION PLAN

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Mark Cawood**

16 November 2022

Date: _____

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 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

HIGHWAYS



Highway Observations Memo

Transportation and Traffic Services

Date:	28 th October 2022
To:	Planning Services
Planning App. No:	22/00574/FUL
Proposal:	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION
Location:	11 Laburnum Avenue, Huyton, Knowsley, L36 5UE

☒ No Highway Objection Subject to the Following Conditions

Highways have no objection to the proposed development subject to a condition which requires an additional car parking space to be provided within the curtilage (front garden) plus the opening up of the original driveway leading to the garage at the back of the property.

Proposed Condition:

No development shall take place until a scheme identifying areas of parking at the front and the rear of the property, in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The development shall not be brought into use until the areas identified have been hard surfaced, drained within the site in accordance with the details agreed. The areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

Informative

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

Appendix 1 – Site Photographs





