

Regeneration and Economic Development Department

APPLICATION NO: 22/00293/FUL

APPLICANTS: Mr Platt

WARD AFFECTED: Whiston & Cronton

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

LOCATION OF SITE: 18 Oak Road, Whiston, Knowsley, L35 2YF

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

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:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. 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 proposed development relates to the construction of a two storey side extension together with a single storey rear extension located at no. 18 Oak Road, Whiston. As originally submitted, the proposals also sought the erection of a front porch. The applicant has since confirmed that this will be removed to be built using their permitted development rights.

The proposal would provide an enlarged kitchen and living area together with a utility room and lounge to the ground floor. To the first floor, the proposal would provide a new master suite encompassing a dressing area and ensuite bathroom.

RELEVANT PLANNING HISTORY

No planning history associated with the site.

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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 H5: Development within Primarily Residential Areas; and
- 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 land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore 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 policies H5 and 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

Two Storey Side Extension

The proposed two storey side extension would extend 3.25m from the side elevation and span a depth of 10.5m. The principal elevation to the ground floor would be flush with the existing principal elevation and the first floor element would be set back by 1m. Two windows to the principal elevation and one window located at the first floor level would serve the rear elevation.

The proposed pitched roof serving the ground floor would measure 2.44m at the eaves and 3.4m at its highest point. The roof at the first floor would be hipped and sit .6m below the existing ridge line and measure 5.2m at the eaves and 7.8m at its highest point.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that developments should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should be designed so that they avoid creating a terracing effect. In this regard, the first floor is set back by 1m from the principal elevation and is therefore in accordance with the SPD and would not result in the development resulting in a terracing effect on the street scene.

The roof of the extension is lower than the original roof and is of a hipped design consistent with the existing roof and is also in accordance with the SPD.

Single Storey Rear Extension

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The single storey rear extension would project 3m from the rear elevation of the original dwellinghouse and span a width of 9.24m. The rear elevation would consist of two individual glazed doors. The proposed pitched roof serving the rear extension would be 2.4m at the eaves and 3.4m at its highest point and would include 3 velux windows.

The Householder Development SPD recommends that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. Given that the proposed single storey rear extension projects 3m from the existing rear elevation this is well within the tolerance set by the SPD and is therefore considered acceptable.

Materials and Finish

The proposed rear 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 and would not appear incongruous or inconsistent within the wider street scene given its location at the rear of the property. The design of the proposal is therefore acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The property currently sits parallel to the property located at no. 16 Oak Road. No. 16 has previously been extended in the form of a two storey side and single storey rear extension. Whilst there would be some shadowing associated with the extension, the proposed side extension would sit virtually adjacent to the property but would not have an overbearing effect on residential amenity. Further, the side extension at no. 16 projects roughly 2m beyond the rear elevation of no.18. As such the proposed single storey rear extension would extend roughly 1m beyond this boundary and is not considered to cause any adverse effects to residential amenity in relation to this property.

Regarding no. 20, this property benefits from a single storey rear extension and the proposed single storey rear extension would also be parallel to the extension associated with the adjoining neighbour. As such, it is not considered that the proposal would have an overbearing effect in relation to the property at no. 20.

The proposed development would be largely screened by the boundary fencing located at the rear of the property. As such, there would be no adverse effects given the existing boundary treatments and separation distance between no. 18 and the terraced properties located at the rear of the property boundary.

Given the scale of the extension and the design of the hipped roof to the first floor and pitched roof to the single storey rear extension, the proposed works would not appear to be unduly overbearing in relation to neighbouring properties nor would it significantly affect the outlook or levels of light to adjacent neighbouring properties. The development proposals are therefore considered appropriate and would not lead to adverse effects to residential amenity.

HIGHWAYS

The property currently benefits from parking space to accommodate 2 cars. However, due to the proposed works relating to the side extension this would reduce the parking spaces available to 1 within the curtilage of the property boundary.

The proposed development would result in increasing the number of bedrooms from 3 to 4. The Council's guidance set out in Ensuring a Choice for Travel SPD recommends that 4+ bedroom properties be served by a maximum of three parking spaces within the curtilage of the property boundary.

As originally submitted, the proposals sought the provision for the erection of a porch to the principal elevation. This would reduce the amount of parking that may be available on site. This element of the proposals has since been removed and will be constructed under permitted development rights. However, the Council considers it necessary that a condition be attached to the application to ensure 3

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parking spaces can be provided on site in perpetuity to ensure the proposals would not have adverse impact to highways.

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).

- 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) Notwithstanding the submitted plans details shall be submitted to and agreed in writing with the local planning authority which show that 3 car parking spaces can be provided within the curtilage of the property. The spaces shall be at least 2.75m x 5m and shall be available for use before the first use of the development hereby approved. The additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The agreed area shall be retained as such at all times that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18.07.2022	004/01	V2	LOCATION PLAN
18.07.2022	002/01	V2	PROPOSED FLOOR PLANS
18.07.2022	003/01	V2	PROPOSED ELEVATIONS

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18.07.2022	005/01	V2	EXISTING AND PROPOSED SITE PLAN
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J Fleming
26.07.2022

Signed
Mark Quinn
01.08.2022

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 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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