

Regeneration and Economic Development Department

APPLICATION NO: 22/00222/FUL

APPLICANTS: Ms Dyer

WARD AFFECTED: WHISTON & CRONTON

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 16 Wheatfield Road, Cronton, WA8 5BU

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:

Cronton Parish Council – No objections.

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 demolition of an existing lean to conservatory and the erection of a single storey side and rear extension to the property located at 16 Wheatfield Road.

The existing property is a semi-detached bungalow. The proposals will provide an open plan kitchen and dining area. In addition, as part of the internal alterations the applicant is also seeking to convert the loft space to provide a replacement bedroom and ensuite.

The extension would project 4.4m from the rear elevation of the original dwelling house and would extend 3.5m in width. A pitched roof will serve the rear extension measuring 2.6m at the eaves and 4.2m at its highest point connecting to the existing gable roof.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The rear elevation would include provision for sliding doors whilst the proposed roof would include 1 velux window and a further 2 velux windows would be located at the rear elevation of the existing roof providing natural light to the loft conversion.

RELEVANT PLANNING HISTORY

No planning history associated with the site.

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

The existing property is currently brick facing and contains silver UPVC doors and windows located at its rear elevation. The proposed extension would be faced in render, the sliding doors and windows will be UPVC in grey whilst grey tiles will be used to match the existing.

Whilst the materials to be used are different from what is currently in situ the proposed extension would be located at the rear of the property and would not be visible from the public highway. As such, the proposals would not appear incongruous or inconsistent with the wider street scene.

The proposed roof is pitched and will connect to the existing gable roof located at the far side of the property and is in conformity with the guidance set out in the Householder Development SPD which recommends that extensions should be served by a pitched roof for aesthetic reasons.

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. It is therefore not considered that the proposal would

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

have a detrimental effect to the character of the street scene and is therefore considered acceptable with regards to design.

RESIDENTIAL AMENITY

No. 14 Wheatfield Road

No.14 is the adjoining property and has previously been extended in the form of a conservatory which measures 2.6m in depth and contains obscured glazing to its side elevation together with 2 windows and a single door serving the rear elevation.

The Householder Development SPD is a material consideration and generally recommends that single storey rear extensions will be supported up to 4m. Extensions that project beyond 4m will only be supported if the 45 degree rule is not breached.

The proposed extension would project a total distance of 4.4m from the rear elevation of the original dwelling house. Given the rear extension at no. 14 the proposed development would only project 2.2m beyond the rear elevation of the neighbouring conservatory. Accordingly, it is not considered that the proposed development would result in adverse impacts to residential amenity in relation to this property.

No. 16 Wheatfield Road

Due to the stepped design of the host property the proposed extension would be obscured by the existing built form of the rear elevation. The proposed extension would not extend beyond the rear elevation of the of the host property. As such, it is not considered that the proposed development would have adverse impacts in relation to this property.

There would be no impacts on residential amenity associated with the conversion of the loft to form a habitable room given it would not alter the built mass of the property. It is not considered that the development would result in having adverse effects on residential amenity in relation to neighbouring properties located at the rear.

HIGHWAYS

No impacts on highways associated with this development.

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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

- 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
06.08.2022	WR-001 REV A		EXISTING FLOOR PLANS AND ELEVATIONS LOCATION PLAN
06.08.2022	WR-002 REV C		PROPOSED FLOOR PLANS AND ELEVATIONS
06.08.2022	WR-003 REV C		BLOCK PLAN

J Fleming
16.09.2022

Alan Kilroe
16 September 2022

INFORMATIVES

COAL INFORMATIVE

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

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02