

Regeneration and Economic Development Department

APPLICATION NO: 21/00392/FUL

APPLICANT: Mr David Segar

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A TWO STOREY FRONT AND SIDE EXTENSION, A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE CONVERSION OF LOFT INCLUDING THE ERECTION OF A REAR DORMER EXTENSION AND A SINGLE STOREY FRONT PORCH FRONT EXTENSION

LOCATION OF SITE: 49 Pottery Close, Whiston, L35 3RW

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - High Risk Area

Primary Residential Development - Primary Residential Development

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:

Whiston Town Council - No Comments Received

ESS Parks And Green Spaces - No Objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. There have been 2 letters of objection, 0 letters of support and 0 letters of comment. The representations are summarised as follows:-

- The proposal to build a single storey side extension to the side and rear of 49 Pottery Close...will enclose my living room causing loss of natural light, block any views to the left of my property, and create a brick 'tunnel' outside my french doors. I strongly object to this proposal.
- I am concerned about loss of natural light in my bathroom and kitchen through the erection of a single storey rear extension.
- I also worry about the loss of privacy at the rear of my property due to the conversion of loft including the erection of a rear dormer extension.

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.

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

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a two storey front and side extension, a single storey side and rear extension together with the conversion of a loft including the erection of a rear dormer extension and single storey front porch extension, to the semi-detached property at 49 Pottery Close in Whiston. The proposal would provide a new garage/store room, utility room, W.C., extended kitchen/dining area and a fourth bedroom.

Plans as originally submitted have been amended to set back the proposed two storey side extension at the front and to reduce the scale of the proposed single storey rear extension and dormer extension, to ensure that the development appears in keeping with the scale and appearance of the main dwelling and to protect residential amenity.

The proposed single storey front extension would project approximately 1.3m in front of the principal elevation of the property and would measure 4.0m in width. The extension would have a lean-to roof which would have a maximum height of 3.4m. The proposed two storey side extension would sit in line with the principal elevation of the property, would extend 2.4m at the side and would measure 7.0m in length. The development would also have a pitched roof which would measure 5.3m in height to the eaves and 7.6m to the ridge, to form a continuation of the ridgeline of the main property.

The proposed single storey rear extension would project approximately 4.0m at the rear and would measure 6.9m in width. The extension would have a lean-to roof which would measure 2.8m in height to the eaves with a maximum height of 3.9m. The proposed rear dormer extension would have a flat roof and would measure 2.8m in length, 6.1m in width and 1.7m in height.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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 proposed single storey front extension would be relatively minor in scale and would not appear prominent. The proposed two storey side extension was amended to set it back at the front so as not to appear prominent in the street scene. The roof of the extension and associated hip-to-gable roof alteration would also extend from the main ridge of the property. Whilst the development would not strictly accord with the Householder Development SPD which normally requires two storey side extensions to be set back from the principal elevation of the property and set at a lower height than the main roof, there are a number of other properties in the vicinity which have similar two storey side extensions and hip-to-gable extensions as currently proposed.

Given that the proposal would not be dissimilar to other extensions along Pottery Close, on balance, the development is not considered to appear incongruous and is acceptable. The proposed dormer extension would comply with the Householder Development SPD and would also be an acceptable addition to the property.

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

Overall, the proposed development would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not significantly affect the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposal has been amended to reduce the scale of the single storey rear extension and dormer extension in order to protect amenity. The proposed rear extension would project 4.0m at the rear and would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m. Subsequently, the proposal is not considered to significantly affect the outlook or levels of light to the occupiers of the adjacent neighbouring properties.

In terms of the proposed dormer extension, there are no neighbouring properties to the rear of the application site which would interface with the dormer and therefore, no privacy issues are raised. The design of the dormer would comply with the Householder Development SPD and as such, it is not considered to unduly affect the amenity of surrounding neighbouring residents with regards to outlook, levels of light or privacy. Also, it should be highlighted that similar dormer extensions (and hip-to-gable extensions) can be undertaken using permitted development rights without the requirement for planning permission.

The proposed single storey front extension and two storey side extension would extend adjacent to the shared boundary with 48 Pottery Close and next to the gable wall of the neighbour's single storey front extension/two storey side extension. There are no windows on the gable wall of the neighbour's extension and therefore, the development would not significantly affect the visual amenity of this property. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four and the Householder Development SPD states that a 4+ bed dwelling should accommodate a maximum of three in-curtilage car parking spaces.

The existing level of parking at the property is one space and therefore, the proposal would provide an additional space to the front of the property taking the total level of parking to two spaces. Given that the parking requirements are maximum standards, the proposed level of parking would comply with the Council's standards and is 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.

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).

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

- 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) The development hereby permitted shall not be brought into use until the areas for the parking of vehicles shown on plan, '006' received 13 July 2021, have been provided, constructed and surfaced in accordance with the plans 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. These areas shall be retained at all times thereafter.

Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/07/2021	006	-	LOCATION PLAN / PROPOSED SITE PLAN
13/07/2021	002	-	PROPOSED GROUND FLOOR PLAN
13/07/2021	003	-	PROPOSED FIRST FLOOR PLAN
14/07/2021	004	-	PROPOSED LOFT PLAN
14/07/2021	005	-	PROPOSED ELEVATIONS

Informatives

- 1 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

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

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

Chloe Roberts

14 July 2021

Alan Kilroe
14 July 2021

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