

Regeneration and Economic Development Department

APPLICATION NO: 21/00440/FUL

APPLICANT: Mrs Jane Haworth

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF PART SINGLE /PART TWO STOREY SIDE AND REAR
EXTENSION AND SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 205 Windy Arbor Road, Whiston, L35 3SF

KNOWSLEY LOCAL PLAN ALLOCATION –

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

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 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a part single/part two storey side and rear extension and single storey front extension to the semi-detached property at 205 Windy Arbor Road in Whiston. The proposal would provide an extended porch, new study, utility room, W.C., extended kitchen/dining area and a fifth bedroom. Plans as originally submitted have been amended to address parking provision.

The proposed single storey front extension would project approximately 1.0m in front of the principal elevation of the property and would wrap-around with the proposed part two storey/part single storey side extension. The side extension would project 2.5m at the side and the two storey element of the extension would be set back 0.6m from the principal elevation. The extension would measure 6.6m in length and would wrap-around to the rear of the property. The single storey element of the side

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

extension would have a lean-to roof which would have a maximum height of 3.5m, whilst the two storey element would have a hipped roof measuring 5.1m in height to the eaves and 7.2m to the ridge.

The two storey element of the proposed rear extension would extend 2.0m at the rear and would step down to single storey as it extends across the rear elevation of the property. The single storey element would extend 3.0m at the rear and the extension would have a cumulative width of 7.9m. The two storey rear element would have a hipped roof measuring 5.2m in height to the eaves and 6.5m to the ridge and the single storey element would have a lean-to roof with a maximum height of 3.5m.

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 not extend beyond the existing front porch and would not be prominent in the street scene. The two storey side extension would be set back from the principal elevation of the property and as the principal elevation is staggered, the set back is sufficient to prevent a terracing effect with the adjacent neighbouring property.

The development would also 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 be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed front extension and side extension to 203 Windy Arbor Road, the development would not adversely affect the amenity of occupiers. The proposed 3.0m single storey rear extension would extend adjacent to the shared boundary with No. 203 and the 2.0m two storey rear extension would be set in 3.1m from this boundary. The proposal would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m and two storey rear extensions of up to 3m. consequently, the development would not significantly affect the outlook or level of light to No. 203.

207 Windy Arbor Road sits behind No. 205 and these properties are orientated at an oblique angle to one another such that the gable wall of No. 205 can be viewed (at an angle) from the windows on the rear elevation of No. 207. Given the relationship between the properties, the proposed two storey rear extension would extend more than 2m in relation to the rear elevation of No. 207 and would be visible from the first floor windows on the rear of this property. However, the first floor window on the rear of No. 207 which would be located nearest to the proposal appears to serve a non-habitable room and therefore, the extension is not considered to be unduly overbearing in relation to this window.

There would be an interface distance of approximately 9.0m between the habitable first floor window on the rear of No. 207 and the gable wall of the proposed extension. The New Residential Development SPD identifies the interface distances that are required in order to protect amenity and states that principal to gable elevations should retain a minimum interface distance of 12m. Whilst the 12m interface distance would not be met by the proposal, given that the neighbour's window would not face

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

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directly towards the proposed extension, the visibility from this window is not considered to be significantly different than the visibility which currently exists as a result of the staggered relationship between the properties. The hipped roof of the proposed extension would also help to reduce any impact on amenity. Therefore, on balance, it is considered that there is sufficient distance between the proposed development and No. 207 so as not to have a detrimental impact on the amenity of residents.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The property appears to benefit from one parking space to the front and the proposal would increase the number of bedrooms at the property from three to five. The Householder Development SPD states that 4+ bed properties should provide a maximum of three in-curtilage car parking spaces.

The application proposes to extend the existing driveway area to accommodate an additional parking space, taking the total level of parking to two spaces. As the parking requirements given above are maximum standards, the proposed level of parking is sufficient and complies with the Council's parking standards.

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).

- 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 19 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.

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

Reason: To ensure that adequate on site vehicle parking 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
27/05/2021	003	-	PROPOSED FIRST FLOOR PLAN
27/05/2021	002	-	PROPOSED GROUND FLOOR PLAN
27/05/2021	004	-	PROPOSED ELEVATIONS
27/05/2021	001	-	LOCATION PLAN
19/07/2021	006	-	PROPOSED PARKING PLAN

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 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.

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

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

19 July 2021

Alan Kilroe
19 July 2021

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

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