

<u>APPLICATION NO:</u>	22/00726/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton
<u>LOCATION:</u>	381 Cronton Road, Cronton, Knowsley, WA8 5QF		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR AND FRONT EXTENSION, TWO STOREY SIDE EXTENSION, FRONT DORMER EXTENSION AND LOFT CONVERSION		

Site Description

The application property is located in a residential area and sits within a prominent position within the street scene within close proximity to the village entrance of Cronton.

The property is a semi-detached brick facing at its front, side and rear elevations. It accommodates a gable roof and has white UPVC openings.

The front garden is contained by a partial brick wall and hedgerow. Parking is available for multiple vehicles on the existing hardstanding which occupies the front and side of the dwelling.

Proposal

The application seeks permission for multiple alterations to the application property. The proposals have been altered since their initial submission and form the basis of consideration in this report. The application proposals are as follows:

Single storey front extension

The single storey front extension would consist of a relatively small porch projecting .56m from the front elevation and spanning a width of 4.48m. It would accommodate a pitch roof which would span the full width of the front elevation and measure 2.51m at the eaves and 3.41m at its highest point.

Two storey side extension/Single storey rear extension

The two-storey side extension would project 2.16m in width from the existing side elevation and span a depth of 12.24m. It would then wrap around the existing dwelling house at ground floor level and span a width 7.61m projecting 3.5m from the existing rear elevation. The single storey aspect would accommodate a flat roof incorporating two flat roof lanterns and would measure 2.64m at the eaves and 2.8m at their highest point. The two-storey aspect would extend the same width at 2.16m but would only extend 8m in depth at first floor level. It would accommodate a gable roof measuring 5.15m at the eaves and 8m at its highest point.

Loft conversion and front dormer

As originally submitted, the application proposals sought a loft conversion together with front and rear dormer. The applicant has reviewed the proposals during the course of

the planning application and has removed the rear dormer.

The proposed loft conversion would accommodate a fifth bedroom and bathroom. The front dormer would measure 1m at the eaves and 1.73m at its total height. It would span a width of 3m and span a depth of 2.8m and would be situated in a similar position to the front dormer found in the neighbouring property.

The proposals would provide a new playroom, open plan kitchen and living area together with 2 additional bedrooms, internal alterations and an additional bathroom.

Consultations

Highways – No objections.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

Reference: 74/02185/HIST – Car port. Granted 26th January 1977.

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 SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy 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.

Article 35 Statement

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.

Assessment

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy to neighbours and should be designed to avoid the creation of a terracing effect. It advises that a minimum of 1m space should be preserved between the party boundary to the side of the property, or the front wall of the first-floor extension should be set back at least 1m from the immediately adjacent wall.

Due to the orientation of the application property and the property boundary it would maintain a separation distance of 1.4m at the front elevation and .72m at the rear aspect. Accordingly, a minimum of 1m set in would be provided in relation to the front elevation and a terracing effect would not be created. As such, no set back at first floor level would be required.

The two-storey side extension would accommodate a gable roof in keeping with the existing roof. It would sit at a slightly lower level and would therefore appear subservient to the application property in accordance with the Householder Development SPD. The roof alterations also include provision of a front facing dormer. The SPD advises that front dormers should be avoided unless they are characteristic of the building or locality. During the site visit, it was observed that the neighbouring property has a similar front dormer as the one proposed. In addition, several properties within close proximity of the site have front dormers. As such, the provision of the dormer would not look out of character within the street scene and is considered acceptable in terms of design.

The proposed development would be faced in materials to match those at the existing property with the exception of the rear elevation of the single storey rear extension. The rear extension would be finished with render and would accommodate a flat roof. Whilst the SPD typically advises that flat roofs should be avoided, it is not possible to accommodate a compliant pitch in line with building regulations due to the height of the existing windows. As such, the applicant has provided a high-quality flat roof which incorporates contemporary features, such as the 2no. flat roof lantern, which elevates the design of the proposals beyond that of a typical flat roof. Notwithstanding this, the single storey rear extension would be located at the rear of the application property and would not be visible from the street scene.

Taking these matters into consideration, the proposals are acceptable in terms of design and would not look incongruous within the wider setting of the application property.

Residential Amenity

No. 379 Cronton Road

No. 379 is the adjoining semi-detached property. It is not considered that the front extension, two storey side extension or the proposed front dormer would adversely affect the living conditions of the occupiers of no. 379. However, the single storey rear extension would be built along the common law boundary. The Householder Development SPD advises that development up to 4m will generally be considered acceptable.

The proposed development would extend 3.5m from the existing rear elevation. As such, it is within the tolerance set by the SPD and is not considered that the proposed development would adversely affect the living conditions of existing or future occupiers.

No. 383 Cronton Road

No. 383 is the adjacent semi-detached property. It has been previously extended in the form of a single storey garage located at the side. It has two windows in the side elevation one located at the garage and the other located at the first floor serving the landing. Neither of which are considered habitable rooms. The two storey side extension will not affect the living conditions to neighbouring occupiers.

Similar to the consideration to no. 379, the proposed single storey rear extension would be sited along the common law boundary with no. 379 and extend 3.5m from the existing rear elevation. However, it is within the tolerance set by the SPD and the area is already influenced by built form with the existing garage which will be demolished to accommodate the proposed development. As such, no adverse effects to residential amenity would occur as a result of the proposed development.

No other properties would be affected.

Highways

The application property can accommodate at least 3 vehicles in accordance with the standards required by the Ensuring a Choice for Travel SPD. As such, no adverse impacts to highway safety would occur as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10.03.2023	PL_02	REV B	LOCATION PLAN, EXISTING AND PROPOSED SITE PLAN
10.03.2023	PL_01	REV C	EXISTING AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: John Fleming

Signed Authorising Officer²: K Foster

Date: 15 March 2023

INFORMATIVE

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed.

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COAL AUTHORITY

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:www.gov.uk/government/organisations/the-coal-authority

Appendix 1 – Site Photographs

