

<u>APPLICATION NO:</u>	23/00514/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	Millennium Lodge, Victoria Road, Huyton, Knowsley, L36 5SA		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION, REPLACE DOOR WITH WINDOW TO SIDE ELEVATION AND INSTALL WINDOW TO SIDE ELEVATION (DEMOLITION OF CONSERVATORY)		

Site Description

The application site is a large detached building within the St Gabriel's Conservation Area. The site faces toward Victoria Road. It is surrounded by other residential properties and is opposite the Huyton United Reformed Church. The Church is a listed building. There are two other listed buildings within the surrounding area Newlands (inc. 1 Victoria Road) (Grade II) and Park Hall.

Millennium House was constructed in the 1990s, on land formerly part of the gardens of Barn Hey. Its scale, form, roofscape, massing and positioning within its plot is well-attuned to the historic pattern of development of Victoria Road. Some elements of the building's architectural detailing and materials are somewhat basic, however overall the design clearly reflects the features that typify the Victorian villas which characterise the conservation area. The front wall is a less successful element, as is the large area of hardstanding/limited soft landscaping which forms the frontage.

Proposal

The proposal is for the erection of a single storey rear extension, (following demolition of existing conservatory) to replace door with window to side elevation and install window to side elevation.

Consultations

Conservation – Overall these changes will have a neutral effect on/result in no harm to the character and appearance of the conservation area and have no effect on the settings of the identified listed buildings.

Representations

This application has been publicised by site letters sent to 8 neighbours and by site and press notices. No representations have been received.

Planning History

Numerous applications have been approved, however none are directly relevant to the current application.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas
DQ5 - Development in Conservation Areas

Article 35 Statement

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.

Assessment

IMPACT ON ST GABRIELS CONSERVATION AREA

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas.

NPPF Para 197 states that In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Assessment

The proposed changes will involve the removal of the existing conservatory which does not have any historic value and replacement with an extension. The extension would not be readily visible from outside the site and would match the materials of the existing building. Therefore, there would be no harm to the character of the Conservation Area.

The changes to the side of the dwelling are also minor and would not be readily visible from the street scene.

Overall, there would be no harm to the St Gabriel's Conservation Area from the proposal, provided appropriate conditions are attached.

There would be no harm to the setting of the United Reformed Church as the alterations to the dwelling would be at the side and rear with minimal changes when viewed from the front elevation. Other listed buildings would be further away, and their setting would not be affected.

Overall, the application complies with Core Strategy Policy CS20 and Unitary Development Plan Policy DQ5 and NPPF para 197.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties/premises as the extension would project 3 metres at the rear. This is less than the 4 metres allowed in the Householder SPD.

CONCLUSION

The proposal is acceptable in principle and would not harm the amenity of neighbouring properties or the St Gabriel's Conservation Area. The application

complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission 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 following approved plans and documents :-

- a. Proposed Floor Plans and Elevations (1831/02 A) (Received 12/06/2023).

Reason: For the avoidance of doubt.

- 3) Materials

The materials of the development shall comply with the following:

- a. The cill and frame of the redundant window to the west/rear elevation shall be re-used to form the window within the north elevation. Or alternatively the frame and cill of the new window shall match the west/rear window details and materials in all respects.
- b. Brick/mortar shall match existing, including use of Flemish bond.
- c. The parapet capping shall be artstone coloured to match existing.
- d. Rainwater goods shall match existing.

Reason: In order to protect the character of the Conservation Area.

<u>Signed Case Officer:</u>	Andrew Hunt
<u>Signed Authorising Officer:</u>	K Foster
<u>Date:</u>	1 September 2023

Informatives

N/A