

Regeneration and Economic Development Department

APPLICATION NO: 21/00225/FUL

APPLICANT: MR D STANIFORD

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION
TOGETHER WITH THE CONVERSION OF GARAGE TO FORM HABITABLE
ROOM

LOCATION OF SITE: 50 Mardale Road, Huyton, Knowsley, L36 3TA,

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

Coal Consultation Zone - Coal - Low Risk - Standing Advice 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:

Cadent Gas Limited – See attached letter from Cadent Gas.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. There have been 0 letters of objection, 1 letter of support and 0 letters of comment. The representations are summarised as follows:-

- No objections to the application.

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 single storey side and rear (conservatory) extension together with the conversion of a garage to form a habitable room, to the semi-detached property at 50 Mardale

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Road in Huyton. The proposal would provide a fourth ensuite bedroom, sitting room and additional living space.

The proposed side extension would extend approximately 2.9m at the side and would adjoin the rear of the existing garage (proposed to be converted). The extension would measure 4.3m in length and would sit flush with the rear elevation of the property. The garage conversion would involve bricking up the existing garage door and installing a new door and window on the front elevation. The converted garage and new extension would also have a hipped roof which would measure 2.4m in height to the eaves and 3.5m to the ridge.

The proposed conservatory extension would project approximately 3.0m from the rear elevation of the existing property and would measure 4.7m in width. The development would have a lean-to roof which would measure 2.4m in height to the eaves, with a maximum height of 3.4m.

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 proposal 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 be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed garage conversion and side extension would not be viewable from No. 48 Mardale Road and would not adversely affect the amenity of this property. The proposed conservatory extension would extend 3.0m along the shared boundary with No. 48 and it would comply with the Householder Development SDP which generally supports single storey rear extensions of up to 4m. As such, the proposal would not significantly affect the outlook or levels of light to neighbouring occupiers. Windows are proposed in the south elevation of the conservatory which would face towards the rear of No. 48, however, these windows are proposed to be obscurely glazed and therefore no privacy issues are raised.

The proposed side extension would sit adjacent to the shared boundary with No. 52 Mardale Road and given the staggered relationship between the properties, the proposal would extend past the main rear elevation of this neighbour. As the extension would not project more than 4m beyond the rear elevation of No. 52, it complies with the Householder Development SPD and would not appear unduly overbearing in relation to occupiers. Given the position and proximity of the proposed rear conservatory to No. 52, it would not be detrimental to 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

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The proposal would increase the number of bedrooms at the property from three to four and the Householder Development SPD states that 4+ bedroom properties should provide a maximum of three in-curtilage car parking spaces. The proposal would extend the existing area of hardstanding to the front of the property to retain the existing level of parking at the property, which is two spaces. Given that the parking requirements are maximum standards, the proposed level of parking is sufficient and would comply 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 side windows in the south elevation of the rear (conservatory) extension shown on plan '2 A' received 8 June 2021, shall be fitted with obscure glazing and shall be retained as such thereafter.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/04/2021	-	-	LOCATION PLAN
13/03/2021	-	-	SITE PLAN
08/06/2021	2	A	EXISTING AND PROPOSED

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			FLOOR PLANS AND ELEVATIONS
08/06/2021	3	-	EXISTING AND 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.

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

- 2 See attached letter from Cadent Gas.

Chloe Roberts

9 June 2021

Alan Kilroe
9 June 2021

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