

<u>APPLICATION NO:</u>	24/00673/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	15 St Johns Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application relates to a two-storey semi-detached dwelling at no.15 St Johns Road, which has an original two storey rear outrigger. The application site is located within a Primarily Residential Area, as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks to erect a single storey rear extension, which would project 4.38m from the original rear wall and measure 2m wide. A flat roof with a roof lantern is proposed and would have a maximum height of 3m. The proposal would adjoin onto the side of the two-storey outrigger to create an enlarged kitchen area. A set of glazed patio doors are proposed to the rear elevation. The proposed development will be finished in matching facing brickwork to the exterior, a flat single ply membrane roof and white uPVC doors.

Consultations

None required.

Representations

This application has been publicised by letters sent to 8no. neighbours.

1no. letter of support has been received from the occupier of no.15A St Johns Road who has raised no objections, noting they are happy to grant access for the works.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 UDP, 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Policy ENV5: Contaminated Land

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

National Policies

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Rear Extension

The proposal would project 4.38m from the original rear wall and would exceed the 4m threshold. However, when taking a 45-degree line from the mid-point of no.15A St Johns Road's nearest window, the proposal would not intersect with this line and would accord with the guidelines of Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.15A St Johns Road

No.15A is the adjacent dwelling to the north. The proposed extension will be built along the shared boundary with this neighbour. However, the proposal would not intersect a 45-degree line from the mid-point of no.15A's nearest window, in accordance with the Householder Development SPD. The proposal would also infill

an existing corner gap created by the two-storey outrigger. Moreover, as no.15A's main rear elevation is positioned further back than the application property's main rear wall, the proposal would mostly be viewed from this neighbour's side gap, which is currently only utilised for access and the storage of bins. There are also no windows proposed to the side elevation facing no.15A. As such, the proposal's impact in terms of overshadowing, loss of light and privacy is considered to be minimal.

No.13 St Johns Road

No.13 is the adjoining neighbour to the south. The proposed extension will be fully screened by the application property's two storey outrigger and is deemed to have a negligible impact upon no.13's residential amenities.

No.38 Beech Road

No.38 is the adjacent neighbour to the rear. The proposal will feature a set of patio doors which will face towards no.38. However, these will be distanced over 20m away from this neighbour's rear elevation. Additionally, the existing boundary treatment would provide some screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed opening is also not considered to have any greater, significant impact than the existing rear patio doors.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extension is considered to appear as a proportionate and subservient addition to the main dwelling due to its single storey height. Whilst a flat roof is proposed, the proposed extension would not be highly visible from the street scene, given its siting to the rear and that it will be fully screened by the application dwelling. It would also not project any further forward than the rear elevation of the original outrigger, ensuring that the proposal does not overwhelm or dominate the original dwelling. It will also be finished in matching materials. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would not affect existing parking or access arrangements and would have an acceptable impact upon access, highway safety and parking provision, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would not affect the existing waste storage arrangements and is acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Mining Remediation Authority. An informative will therefore be attached to provide further information regarding this.

The application site also has an estimated 3-5% risk for radon. When extensions are

made to buildings in high radon areas, the Building Regulations require that protective measures are taken against radon entering the building. An informative will therefore be attached to provide further information regarding this.

Conclusion

The principle of the proposal is considered acceptable. The proposed development would have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.

Reason: To secure a satisfactory development in materials which are appropriate for the locality in accordance with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), Policy CS19 and CS20 of the Knowsley Local Plan Core Strategy (Adopted January 2016), the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/12/2024	001		Location Plan
16/12/2024	002		Existing. Proposed Plans
16/12/2024	003		Existing. Proposed Elevations

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **29 January 2025**

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

² 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

Informatives

1. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

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 Mining Remediation 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 a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation 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. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

2. The applicant is advised that the estimated probability of the property being above the Action Level for radon is 3-5%. When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations require that protective measures are taken against radon entering the building. It is therefore advised that the applicant should visit the following link for further information <https://www.ukradon.org/> and/or contact a Building Control body.