

<u>APPLICATION NO:</u>	23/02068/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	52 Manorwood Drive, Whiston, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF CONSERVATORY AND ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION AND PORCH TO FRONT ELEVATION.		

Site Description

The application site is located at 52 Manorwood Drive, Whiston and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application site is a semi-detached dwelling and is predominately brick facing on its front, side and rear elevations, with the exception of the featured brick render on the front elevation. The property also includes white UPVC openings and grey, flat, interlocking roof tiles.

The application site is located near the head of a cul-de-sac. The rear garden and boundary treatment is adjacent the highway and cul-de-sac of Langbar, sited to the West of the application property.

The property features a conservatory to the rear of the property and two light weight structures: one canopy shelter and one shed. The rear of the site features young conifer trees. The front of the dwelling features shared hardstanding with the adjacent neighbour. The rest of the front garden area is enclosed by vegetation.

There is a timber fence and gate adjacent the gable wall that allows access to the rear garden. The refuse bins are currently stored in front of this fence, and this is common in the residential area.

Proposal

The application seeks permission for the erection of a single storey rear and side extension together with a front porch.

The proposed side and rear extension would be in a 'wrap around' form.

The proposed side extension would project out by 2.38m and would have a depth of 10.14m (this includes the side elevation of the proposed rear extension). The proposed rear extension would project out by 3m and would have a width of 7.29m. The front elevation of the proposed development would be set back by approximately 0.53m from the front elevation of the dwellinghouse.

The proposed development would be served by a pitched roof that would tie in at the corners and sit flush to both the side and rear extensions. The eaves of the proposed roof would measure 2.51m and the highest parts of the roof would measure at a height of 3.45m. The proposed rear roof would feature two rooflights.

The front elevation of the proposed development would feature one window and the rear elevation would feature bi-folding doors.

The proposed front porch extension would have a projection of 1.26m and would have a width of 2.97m. This would be served by a dual-pitched roof and would measure 2.55m at the eaves and 3.08m at the highest point.

The submitted drawings have been amended to include brick detailing on the front elevation of the proposal. This has been amended for the avoidance of doubt and to demonstrate that any brick feature detailing of the existing dwelling would be emulated and carried over to the front elevation of the proposed development.

The proposed development would also see the demolition of the existing conservatory at the rear of the property.

Consultations

Whiston Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 8 neighbours.

There have been 1 letters of objection, 0 letters of support and 0 letters of comment. The representations are summarised as follows:-

28 Langbar – submitted a letter of objection to the proposed development.

This has been raised on Highway grounds. The objection states that properties to the rear of Manorwood Drive have historically used Langbar to get building materials to their rear gardens. This leaves the highway of Langbar to suffer poor amenity views during construction and building materials being left.

The objection also stipulates that the highway of Langbar is not suitable for construction vehicles and would interfere with the usability and access of the highway. The occupant has stated they will maintain the objection unless it is a condition that they do not use Langbar for deliveries.

Planning History

No relevant recorded planning history.

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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within 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.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The Householder Development SPD states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would feature materials that are in keeping with the original dwelling. The proposed development would also feature pitched roofs.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that in the case of a semi-detached dwelling, with a substantial degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

It is considered that the proposed front projections of the proposal are acceptable as they retain the character of the residential area and feature appropriate roof designs that are in accord with the Householder Development SPD and do not cause any detrimental visual harm to the street scene.

The proposed side and rear extensions would have an acceptable form, massing and scale. The proposed rear extension would occupy the same footprint of the existing conservatory, it would also feature a pitched roof at the rear and tie-in at the corners of the side extension. The proposed side and rear extensions are in accord with the Householder Development SPD and would feature an acceptable design.

The Application Form states that the materials for the bi-folding doors installed as part of the proposal are yet to be decided. Given that the proposed doors are to be located on the rear elevation, it would not be readily visible from the highway and would not be considered to cause significant harm in terms of the selection of the design. Notwithstanding this point, a standard condition is applied to comply with the Planning Permission, in that all external facing materials of the proposal should match the original dwelling and therefore it would be assumed that the proposed materials for the bi-fold doors should be cohesive to the rest of the external facing materials used on the existing dwelling.

The submitted plans have been revised to clearly demonstrate that any soldier brick course detailing on the front elevation of the dwelling would be carried over to the proposed development.

Overall, the proposed development would feature an acceptable design and would be in accord with the Householder Development SPD.

Residential Amenity

- 50 Manorwood Drive

No.50 is the paired, semi-detached dwelling and the original front and rear building

lines sit in line with each other. The property benefits from a rear conservatory that projects out by approximately 4m.

The proposed side extension would be constructed off the gable wall of the property and would therefore not be readily visible to the occupants of no.50.

The proposed development would not surpass the extension of no.50 and there is sufficient boundary treatment between the two rear gardens in the form of 1.8m high timber fencing.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have any negative impacts to the amenities or privacy of the occupants of no.50.

- 54 Manorwood Drive

No.54 is the adjacent dwelling and sits in a terraced row. No.54 sits marginally closer to the highway in contrast to the application site. The two gable walls of the properties face one another and are separated by shared hardstanding.

No.54 benefits from a rear conservatory, which is of a similar projection to the existing conservatory of the application site. The gable wall of no.54 features an obscurely glazed window and appears to serve a bathroom.

The proposed development would have an acceptable design and would not surpass the rear conservatory of no.54 or restrict access to the rear garden or the parked cars on the shared hardstanding for the occupants of 54 Manorwood.

There is also sufficient boundary treatment between the two rear gardens in the form of 1.8m timber fencing.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have any negative impacts to the amenities or privacy of the occupants of no.54.

- 28 Langbar

No.28 is a mid-terraced dwelling, sited on the turn head that serves Langbar, adjacent the rear elevation of the application site. The front elevation of Langbar faces the rear boundary treatment of the site by approximately 22m.

The proposed development overall is not considered to cause any severe harm to the amenities or privacy of the occupants of no.28 and is sited with a sufficient interface distance to ensure there is no significant harm.

The occupants of no.28 did submit an objection to the proposals, which has been outlined previously in the report and primarily relate to issues that impact the Highway of Langbar.

The objection has been acknowledged and considered during the determination of this application. It is considered however that; it would not be reasonable for the Local Planning Authority to apply a condition that prohibits construction materials from being deposited to the rear garden of the application site during construction.

The Council's Highways Mapping evidence that Langbar is Adopted Highway. Therefore, it is not reasonable to prohibit access by means of condition. Given the scale of the proposal, it is not considered that any long-term or sustained highway issues would occur as a result of development.

Notwithstanding the fact that, the Local Planning Authority would be unable to apply the requested condition to any Planning Permission hereby granted, Knowsley Council's Highway Authority would have more suitable provision and powers, should any serious issues occur to the Highway of Langbar during construction. Any issues that arise during construction that impact the Highway of Langbar should be raised and discussed with the Highway Authority, who would act accordingly.

Overall, the proposed development would not be considered to cause any severe harm to the amenities or privacy of the occupants of no.28.

Highways

The application site features hardstanding adjacent the front and side of the dwelling. The existing hardstanding available would be reduced. At present, the hard standing accommodates two parking spaces within the curtilage of the dwelling. Approximately 9m of the existing hard standing would remain accessible to the occupants of the property.

The proposed single side extension would be within the parameters of the criteria to benefit from Permitted Development. Usually, where parking is lost due to development, replacement parking would be required. Given the fact, that the proposed side extension could be completed under Permitted Development Rights, without regard for parking conditions, it would not be necessary to seek additional and replacement parking within the curtilage of the boundary on this occasion, especially when considered that only a small portion of the hard standing would be removed.

The locality of the highway would allow a third vehicle to be parked on the street. This would not be deemed to cause any significant harm to highway safety and conditions of the residential area.

Trees

There is a line of trees adjacent the rear boundary treatment at the edge of the curtilage of the boundary. These trees do not appear to be under any TPO or appear to be protected or significant trees. These may be erected or removed at the discretion of the occupants and provide amenity value to the private rear amenity space.

Therefore, it would not be necessary to require a tree survey. This is further reinforced that the single storey rear extension element of the proposal could be completed under Permitted Development rights and would not be required to consider impacts on trees.

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 subject to conditions.

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) 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
28/07/2023	1	REV A	EXISTING FLOOR PLANS
28/07/2023	2	REV B	PROPOSED FLOOR LAYOUT
28/07/2023	3	REV A	EXISTING ELEVATIONS
26/09/2023	4	REV D	PROPOSED ELEVATIONS
28/07/2023	7	REV A	LOCATION AND SITE PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 2 October 2023

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 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

Standing Advice valid from 1st January 2023 until 31st December 2024