

<u>APPLICATION NO:</u>	22/00578/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	27A Woolfall Heath Avenue, Huyton, Knowsley, L36 3TH		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is a Semi - detached commercial premises located within a mini shopping parade surrounded by residential properties. The property occupies a corner plot on a cross roads between Woolfall Heath Avenue and Barkbeth Road

Proposal

The proposal is for the erection of single storey side extension.

Consultations

N/A

Representations

This application has been publicised by letters sent to 18 neighbours. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Assessment

Street Scene

Policy

Part 1 a) of Core Strategy Policy CS19 states that development within Knowsley will be expected to Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;

NPPF para 130 c) requires that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Assessment

Size and Location

Barkbeth Road is characterised by a consistent, clear and established building line that runs both to the north and south of the site.

The extension would breach this established building line to the north and south and would clearly project significantly further forward than the other properties along the street (see figure 1 below) to the detriment of the street scene. It would appear as a incongruous, jarring and discordant feature within the street scene and would stand out prominently. It would also be located within a prominent corner location at the intersection of two roads. As a result, this would result in significant harm to the street scene in a prominent position.



(Figure 1 showing the current building line in the area)

Detailed Design

In addition to the size and location of the extension, the detailed design of the scheme is considered to be very poor with the absence of windows on both north and south elevations creating unattractive blank gables. These would constitute visually detrimental features and would be significantly harmful to the character of the area. This would be unacceptable even in a location away from public view, but is even more harmful on a prominent corner location. It is also considered that the roof does not match the roof of the main dwelling as it would be a much shallower pitch than the existing building. Therefore, it would appear as an irregular, incongruous and inconsistent addition to the building.

Overall, the massing, location and design of the extension is contrary to Core Strategy Policies CS2 and CS19, and NPPF para 130

Neighbour Amenity

In relation to residential amenity, it is considered that the extension would not significantly impact on the amenity of neighbours.

Highway Safety

There would no changes to parking at the property or additional retail floorspace area, therefore it is considered that there would not be significant harm to highway safety.

Conclusion

Overall, the massing, location and design of the extension is contrary to Core Strategy Policies CS2 and CS19, and NPPF para 130.

Recommendation

Refusal

That Planning Permission be refused for the following reason:

- 1) The massing, location and design of the extension would be significantly harmful to the street scene and character of the area. The development is therefore contrary to Core Strategy Policies CS2 and CS19, and NPPF para 130.

Signed Case Officer:

Andrew Hunt

**Signed Authorising
Officer:**

Alan Kilroe

Date:

22/11/22

Informatives

N/A

Appendix 1 – Site Photographs



