

<u>APPLICATION NO:</u>	23/00163/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	
<u>LOCATION:</u>	225 Knowsley Lane, Huyton, Knowsley, L36 8HW		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT AND SIDE EXTENSION AND NEW WINDOW TO FRONT ELEVATION (DEMOLITION OF GARAGE / STORE)		

Site Description

The application property is situated on a residential street within a Primarily Residential Area.

The application property is unique in terms of its appearance and was previously used as a former care takers lodge associated with the adjacent care home which is currently being redeveloped.

The application property is brick facing and features a linear strip of white cladding to 4 sides. It benefits from white UPVC windows and is accessed through the existing lean to garage. The plot is relatively large and is contained by a mixture of timber and concrete panel fencing to the side and rear boundaries whereas boundary facing Knowsley Lane is comprised of a tall brick built wall and pillars with metal railings. A metal gate is used to provide access to the property.

The hardstanding is large enough to accommodate at least 3no. vehicles in a linear arrangement.

Proposal

Following the demolition of the existing lean to outbuilding, the proposals seek permission for the erection of a single storey front and side extension. The application has been revised following its original submission in terms of the roof and window arrangement with the footprint of the extension remaining the same.

The proposed front extension would measure 3.3m in depth and span a width of 8.6m. It would then turn and span a depth of 11.6m and span a width of 4.5m connecting to the original dwelling house.

The proposed extension would include a flat roof incorporating a parapet roof measuring 3.2m at its highest point.

The proposals would provide 2no. bedrooms, an extended living room, shower room, living room and W/C.

Consultations

Highways – No objection to the proposed development.

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

Planning History

No relevant planning history associated with the site.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (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; that adequate parking and garden space would remain for use by residents of the extended property.

Article 35 Statement

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.

Assessment

Design

The proposed development would consist of an atypical arrangement with a side and front facing wrap around extension. The Householder Development SPD advises that single storey side extensions should preserve the street scene and should normally accommodate pitch roofs. It further advises that front extensions should be carefully designed as they can appear particularly prominent in the street scene and account should be taken of the building line.

The application property is relatively unique in terms of its existing appearance and is significantly set back from the public highway meaning that it can accommodate the scale of the extension as proposed particularly in relation to the front aspect without causing an overbearing effect on the character of the street scene nor would it break the established building line given that the application property is significantly set back from adjacent buildings.

Whilst the SPD advises that roofs should be pitched, this would result in an alien feature in the context of the existing property which benefits of a flat roof. Notwithstanding this, the Local Planning Authority has worked positively with the applicant to improve the design aesthetic of the flat roof to include a parapet which elevates the overall design concept of the scheme and improves on its appearance beyond a typical flat roof.

The window arrangements have also been reduced in size and positioning so that they are parallel with the existing windows found on the application site.

The proposed extension will be finished in a cream render. Whilst this is different to the existing materials found at the application property, there are examples of render on properties nearby. Notwithstanding this, the application property is unique in terms of its design located within the street scene. As such, the use of render would assist in providing the building with a more modern and contemporary design and is considered appropriate.

The proposed development is considered to be of an acceptable design and scale for the dwelling and rendering and window design would not adversely affect the character of the street scene. As such, the proposal complies with policies CS2 and CS19 of the Local Plan and saved policies H5 and H8 of the Unitary Development Plan together with the Householder Development SPD.

Residential Amenity

No. 62 – 65 Newark Close

Properties no. 62 – 65 are located at the rear of the application site. The proposed development does not span beyond the existing rear elevation. No.62 and 63 are directly behind the application property and the proposed development. It would provide an interface distance of 17.3m. Given the existing lean to attached garage and the fact that the development does not project beyond the rear elevation it would appear similar to what is already observed on site.

As such, no adverse impacts to residential amenity would occur as a result of the proposed development.

No. 66 and 67 Newark Close

These properties are located on the corner of Newark Close. Due to their orientation which face the gable end of no. 68 there would be no adverse effects to residential amenity in relation to these properties.

No. 69 – 71 Newark Close

These properties are located at the side of the application property and would measure 17.5m interface distance with the exception of no.69 which would maintain an interface distance of 13.5m due to its conservatory at the rear.

The proposals would largely be obscured by the existing boundary features at the common law boundaries and given that the proposed development is single storey it is unlikely to adverse the residential amenity of these properties.

Knowsley Manor

The site known as 'Knowsley Manor' is currently under construction to provide care facilities. The proposed development would span 3.3m alongside the common law boundary. However, it is set in by 2m and mature trees form the site boundary. As such, the majority of development would be obscured.

No other properties would be affected.

Highways

The application proposals would not result in adverse effects to public highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 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) With the exception of render in cream finish, 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
11.04.2023	2303-02A		LOCATION PLAN AND PROPOSED BLOCK PLAN
08.06.2023	2303-05L		PROPOSED ELEVATIONS
08.06.2023	2303-06L		PROPOSED FLOOR PLANS

Signed Case Officer: **John Fleming**

Signed Authorising Officer: _____

Date: _____

INFORMATIVE

COAL AUTHORITY

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

Appendix 1 – Site Photographs

