

Regeneration and Economic Development Department

APPLICATION NO: 22/00421/FUL

APPLICANTS: Mr Minnards

WARD AFFECTED: Stockbridge

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

LOCATION OF SITE: 1 St Josephs Close, Huyton, Knowsley, L36 8JL

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

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:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the construction of a single storey rear and side extension to the property located at 1 St Joseph's Close, Huyton.

The proposed development seeks to provide an enlarged kitchen and dining room, lounge and shower room and conversion of garage to form a playroom. The side extension would be set back 6.1m and would span a width of 2.36m and project a depth of 6m wrapping around the rear elevation. The rear extension element would project a depth of 3.6m from the existing rear elevation and span a total width of 9.9m.

The side extension would be served by a pitched roof incorporating a parapet wall at the rear. It would measure 2.4m at the eaves and 3.6m at its highest point. The rear extension is to be served by a flat roof incorporating a large roof light and would measure 2.6m at the eaves and 3.2m at its highest point.

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RELEVANT PLANNING HISTORY

A number of planning applications have been submitted relating to the construction of the wider housing estate. No relevant planning history is associated with the individual dwelling.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021);
- Planning Practice Guidance (PPG);
- Ensuring a Choice for Travel Supplementary Planning Document (SPD) (2010); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The application seeks permission for the erection of a single storey side and rear extension. It would involve the demolition of the existing conservatory located at the rear of the property which measures 3.52m in width by 3.65m in depth.

The property is brick facing with white uPVC window frames and doors. The proposed development would include brick and uPVC windows to match the existing. The rear elevation would include facing brickwork to match the existing, but the new bi-folding doors would be aluminium in dark grey. Whilst the rear aspect of development would incorporate bi-folding doors in dark grey and large roof light and are considered more of a contemporary design it is considered on balance that the openings are considered in keeping with the character of the host dwelling.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that side extensions should normally have a pitched roof for aesthetic reasons. The side extension element of the proposals is therefore in accordance with the Council's guidance contained in the Householder Development SPD.

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The flat roof would not be in strict accordance with the Householder Development SPD, the SPD allows for a degree of flexibility if it can be justified on design terms. It is considered that the flat roof incorporating a large roof lantern would provide a more modern element in terms of design and is therefore considered appropriate. Given it is located at the rear of the property it would not be visible from the public highway and would not result in an incongruous feature resulting in adverse effects on the character of the host dwelling, nor the wider street scene given its location at the rear of the property. It is therefore considered appropriate in terms of design.

The proposed works would be faced in materials which largely match the existing property and as such are considered to be acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey rear extensions 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 existing dwelling. It further states in the case of single storey side extensions that they should be designed to preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

Impact on no. 2 St Josephs Close

The host property is a detached dwelling and benefits from an existing conservatory which is due to be demolished and replaced by the proposed single storey side and rear extension. The development would maintain a separation distance of 1.2m at the principal elevation to 3m at the rear to the property boundary.

The property at no. 2 benefits from a single storey rear extension in the form of a conservatory and would sit in alignment with the proposed single storey rear and side extension. The proposed development would project a depth of 3.6m from the original dwelling house and is therefore within the parameters set by the Householder Development SPD. As such, there are no concerns regarding residential amenity to the neighbouring property at no. 2.

Impact to no. 32 – 36 St Christophers Way

The host property backs on to the rear gardens of properties 32 – 36 St Christopher Way.

No. 32 would not be affected by the development proposals as its rear elevation sits in alignment with the host dwelling.

No.34 would be situated 9.5m from the rear elevation of the extended property to the proposed development. No 36 would measure 14m in distance from its closest point. Given the tall boundary fencing located at the property boundary the proposed development would be largely obscured from view. As such, there are no adverse effects to residential amenity associated with properties no. 32, 34 and 36.

HIGHWAYS

The property seeks to convert an integral garage which could reduce the parking provision located on site. The Householder Development SPD states that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used with minimum internal dimensions of 5.5m x 2.75m. Whilst some land will be lost at the side of the property this is currently used as rear garden space. In addition, the existing garage measures 2.37m in width by 4.9m in length and therefore does not contribute towards the parking provision on site.

Given the proposed use it would not result in a negative impact to the public highway.

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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 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) 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
14.07.2022	01-001-P1		LOCATION PLAN AND EXISTING PLANS AND ELEVATIONS
14.07.2022	01-002-P2		PROPOSED PLANS AND ELEVATIONS

J Fleming
25.08.2022

Signed by

Mark Quinn
31/08/2022

Coal Informative

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

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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

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