

<u>APPLICATION NO:</u>	22/00472/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	5 Treswell Road, Roby, Knowsley, L14 7AT		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION AND CONVERSION OF GARAGE TO BE LINKED TOGETHER TO FORM ADDITIONAL HABITABLE SPACE AND STORAGE AREA.		

Site Description

The application property is located on a modern new build housing estate. It is brick facing to its principal, side and rear elevation and includes 1 dormer at its front elevation. The windows and doors are of UPVC construction.

The application property is semi-detached set at an angle on a corner plot. Access to the property is via a non-adopted private road which provides vehicular access to the two neighbouring properties. Parking provision is located at the side of the property providing space for 1 vehicle on hard standing together with further parking provision for 1 car located in the detached garage. During the site visit it was observed that the applicant uses the private road to the front of the property to park 1 vehicle.

The application property has a small grass area between the private road and front elevation and a semi open plan layout contained by hedgerow beyond which is a grass verge separating the public highway.

Proposal

The application seeks permission for the erection of a single storey side extension which will connect to the existing detached garage to provide a new habitable room and storage space at the rear.

The existing detached garage measures 3.3m in width and 5.9m in length. The proposed extension would be set back 5.6m from the front elevation and would span a width of 4.4m and a length of 5.6m it would then connect to the existing garage taking the total length to 11.5m.

The extension would include double doors and 1 door to the storage area at its side elevation facing the rear garden. The front elevation would include 1 window of a similar appearance to that of the host property and two small windows located on the side elevation facing Treswell Road. The roof would extend the gable roof of the garage and would measure 2m at the eaves and 3.8m at its highest point.

Consultations

Highways – No objection raised subject to condition.

Environmental Health – Raise no objections in principle subject to conditions. The property is located on a former landfill site and due to potential contamination that may still exist it is necessary that a condition is attached to the application relating to the submission of an implementation plan.

Representations

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

Planning History

A number of planning applications have been submitted in relation to the construction of the wider housing estate. No applications relating to the individual property have been submitted for consideration.

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

SHD04 – Sites Allocated for Housing Development

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 allocated for housing development within the adopted Development Plan. 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 policy 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.

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

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It states that particular attention should be paid to the design of extensions on corner plots so that they do not encroach over the building line on either highway frontage. It further states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The properties located along Treswell Road to the rear of the property sit in a relatively uniform arrangement. However, due to the variety of house types along the street scene with differing front elevations there is not a strict building line. Although the proposed extension would protrude 4.4m from the existing side elevation it would only slightly protrude beyond front elevation of no. 9 Treswell Road and on balance is considered acceptable in principle.

The proposed development would be constructed in materials and a style to match the application property and is therefore in compliance with the SPD. It also seeks to extend the existing gable roof of the garage together with provision of 2 windows to side elevation facing the Treswell Road which would avoid a blank gable wall and as such its design would be consistent with the design features found in the local area and would not appear out of place within the street scene.

Overall, the proposed development would be faced in materials to match the existing materials found at the host property and is therefore considered appropriate in terms of design and would not be considered incongruous additions to the host property.

Residential Amenity

No. 3 Treswell Road

No. 3 is the adjoining property. The Householder Development SPD states that side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling.

The plans include large glazed panel doors which would open to the rear garden. The property is contained by 1.8m tall close boarded fence and it was observed during the site visit that there would be no intervisibility between the windows of the proposed extension and the windows of the adjoining property.

As such, no impact to residential amenity would occur in relation to this property.

No. 7 Treswell Road

No. 7 is located to the rear of the application property. This property would not be adversely affected by the proposed development given that the most forward part of the side extension would be located some distance from the habitable room at ground floor level located at the far side of no. 7. As such, no adverse effects to residential amenity would occur in relation to this property.

No other properties would be affected.

Highways

The existing parking provision consists of two spaces located on the drive and in the garage collectively. The proposed extension would result in the loss of this parking provision. The Highways Authority have been consulted and raised no objection to the proposed development as replacement parking provision has been provided within the curtilage of the property to mitigate the loss of the garage.

No adverse effect to highways safety would occur as a result of the proposed development.

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) 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.

- 4) Prior to the works being undertaken an implementation plan shall be submitted to and approved in writing by the Local Planning Authority, setting out details in respect of the following matters:

- Gas/vapour protection membrane. The measures to be installed must comply with the British Standard BS 8485:2015 +a1:2019:

i. What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.

ii. How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures, including ventilation arrangements.

iii. The name of the competent persons/company installing the membrane?

iv. How the installation of the membrane will be validated?

- Cover system:

i. How material excavated for the foundations and other earthworks from beneath the existing patio and/or beneath the high visibility membrane will be removed and disposed of offsite and will not impact the clean cover system in place at the property.

The agreed implementation plan must be carried out by a competent person.

Reason: To safeguard the amenities of existing and future occupants located in the host property in the interest of safety and to comply with saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 6) Upon completion of the works, a validation statement must be submitted to the Local Planning Authority. The statement shall demonstrate that the works have been carried out in accordance with the agreed methodology detailed in condition 4 above.

Reason: To safeguard the amenities of existing and future occupants located in the host property in the interest of safety and to comply with saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) Water suppression shall be used, as required, to ensure there are no dust emissions from the excavated materials whilst being moved or being stored on site.

Reason: To safeguard the amenities of existing and future occupants located in the host property in the interest of safety and to comply with saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8) The development shall not be brought into use until the area indicated on Site Plan Drawing 5TWR 01 Rev E be set aside for parking, servicing, has been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.09.2022	STWR 01	REV E	EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SITE PLANS
28.09.2022	STWR 02		LOCATION PLAN
28.10.2022	STWR 03		SITE PLAN

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Alan Kilroe**

Date: **13/12/22**

INFORMATIVES

 Knowsley Council	Planning Consultation Response Environmental Health and Consumer Protection Service
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To:	Planning Services (John Fleming)	
From:	Environmental Health & Consumer Protection (Helen Bradshawe)	
Planning App. No:	22/00472/FUL	22/05138/PLANNI
Date:	17 November 2022	
Location:	5 Treswell Road, Roby, Knowsley, L14 7AT	
Proposal:	ERECTION OF SINGLE STOREY SIDE EXTENSION AND CONVERSION OF GARAGE TO BE LINKED TOGETHER TO FORM ADDITIONAL HABITABLE AND STORAGE SPACE	

No objections in principle

Background information

It should be noted that this property is located on a former landfill which was investigated and monitored under planning approval 09/00556/OUT. As part of the planning permission, earthworks were undertaken, and remediation measures were put into place to ensure that the site is suitable for a residential end use. The condition suggested below details the information we require.

For information, at each property the following build phase remediation and validation was undertaken:

- Installation of a gas/vapour protection membrane (Visqueen GX). Following installation each plot was visually inspected for compliance with the specification including the subfloor void and airbricks, protection membrane type and installation validation. Independent integrity testing of the membrane was undertaken at 1 in 3 properties.

- Provision of a 600mm clean cover soil system underlain by a high visibility geotextile membrane in all areas of soft landscaping including gardens.

Based on the information available to this division and the previous remediation undertaken at this site, in relation to contaminated land, there is the potential that some contamination may still exist below the hard standing of the patio area and beneath 600mm within the garden. The responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users. Therefore, we have also suggested a condition to control any dust during the excavation works.

Suggested Conditions

1. Prior to the works being undertaken an implementation plan shall be submitted to and approved in writing by the Local Planning Authority (LPA), setting out details in respect to the following matters:
 - Gas/vapour protection membrane. The measures to be installed must comply with the British Standard BS 8485:2015 +A1:2019:
 - i. What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.
 - ii. How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures, including ventilation arrangements.
 - iii. The name of the competent persons / company installing the membrane?
 - iv. How the installation of the membrane will be validated?
 - Cover system

- i. How material excavated for the foundations and other earthworks from beneath the existing patio and/or beneath the high visibility membrane will be removed and disposed of offsite and will not impact the clean cover system in place at this property.

The agreed implementation plan must be carried out by a competent person.

2. Upon completion of the works, a validation statement must be submitted to the LPA. The statement shall demonstrate that works have been carried out in accordance with the agreed methodology detailed in Point 1 above.
3. Water suppression shall be used, as required, to ensure there are no dust emissions from the excavated materials whilst being moved or being stored on site.



Highway Observations Memo

Transportation and Traffic Services

Date:	18 th November 2022
To:	Planning Services
Planning App. No:	22/00472/FUL
Proposal:	ERECTION OF SINGLE STOREY SIDE EXTENSION AND CONVERSION OF GARAGE TO BE LINKED TOGETHER TO FORM ADDITION HABITABLE SPACE AND STORAGE AREA
Location:	5 Treswell Road, Roby, Knowsley, L14 7AT

☒ No Highway Objection

Highways have no objection to the proposed development. The scheme demonstrates a replacement parking space to mitigate the loss of the garage.

Proposed conditions

The development shall not be brought into use until the area indicated on Site Plan Drawing 5TWR 01 Rev E be set aside for parking, servicing, has been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

Appendix 1 – Site Photographs



