



2 MAPLE CRESCENT, ROBY, HUYTON, L36 9UB

SUPPORTING STATEMENT

on behalf of
Mr D Finnan

FEBRUARY 2022

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1. Introduction

- 1.1 This Supporting Statement is submitted in connection with a householder planning application for the *'Erection of a single storey side extension following the demolition of the existing detached garage and front porch'*.
- 1.2 The Statement considers the key local planning policies relevant to the site and the development. It provides an assessment of the development against the policy requirements and puts forward any material considerations that are also relevant to the application. The application property is located within the Primarily Residential Area of Huyton on the Local Plan policies map. It is not located within a Conservation Area and no other similar statutory designations apply to the application site.
- 1.3 The planning application package includes the following material:
- Completed householder planning application form and Certificate of Ownership;
 - Drawings including:
 - DA001_Rev 2_Site and Location Plans,
 - DA002_Rev 2_Existing and Proposed Floor Plans,
 - DA003_Rev 3_Existing Elevations,
 - DA004_Rev 3_Proposed Elevations, and
 - Proposed Site Plan.
 - Supporting Statement, and
 - Statutory fee for a householder planning application.

2. The Proposal

- 2.1 The proposal seeks to erect a single storey side extension (4m by 5.774m in area and 2.5m to eaves and 4.125m to the ridge) to provide an open plan kitchen and dining room following the demolition of the existing garage measuring 2.63m by 4.75m in area and 2.4m in height. The facing materials, windows and doors for the extension will match the existing property. The roof is to be hipped similar to the house.
- 2.2 In addition, the proposal includes a porch measuring 2.98m by 2.2m in area to the front of the existing main door. The porch is 2.45m at the eaves and 3.45m to the ridge. The facing materials to the porch will match the existing property.

3. The Site and its Surroundings (see Figures 3.1-3.4)

- 3.1 2 Maple Crescent is one half of a two-storey semi-detached house located on the corner of Maple Crescent and Kingsway. The property is angled so that the front elevation faces the centre of the junction rather than being parallel with either Kingsway or Maple Crescent. This is similar to the properties on the northern side of Maple Crescent. There is a small triangle amenity area to the front of the property's front garden. This provides an openness to the site and a wide visibility splay for vehicles and other users at this junction.
- 3.2 The house is rendered in cream/off-white colour with red painted brick to the ground floor of the rear elevation. The roof is hipped and consists of grey concrete tiles. There is a flat roofed detached garage to the side of the house which is located along the boundary with 4 Maple Crescent. There is a low part brick wall/part railing to the front boundary. The front garden consists of flagstones and borders.
- 3.3 Due to the angled nature of the property within its plot it has an oblique and indirect relationship with the properties to the rear.
- 3.4 The estate consists of similar style semi-detached properties many of which have been extended. There are a number of similarly angled properties within the vicinity of the site. Some of these have been extended including 1 Olive Grove (a porch and single storey side garage), 270 Kingsway (single storey side extension) and 5 Larch Road (part two/part single storey side extension).



3.1: Existing front elevation



3.2: Existing side elevation and detached garage



3.3: Existing rear elevation and detached garage



3.4: View of property from Kingsway/Maple Crescent junction showing set back and angled nature to the highway

4. Planning History

- 4.1 There is no planning history for the application site.
- 4.2 As stated in chapter 3 there are similar extensions in the area. The single storey side extension to 270 Kingsway was granted in May 2007 (app. ref. 07/00284/FUL: erection of single storey side extension (demolition of existing garage)). The part two, part single storey side extension to 5 Larch Road was granted in April 2020 (app. ref. 20/00070/FUL: erection of two storey side extension lining into single storey garage).
- 4.3 A pre-application enquiry for this proposed development was submitted to the Council on 7 December 2021. A response was provided on 25 January 2022 and is shown at Appendix A.

5. Relevant Planning Policy

5.1 In making decisions on a planning application the local planning authority must have regard to the provisions of the development plan, where material to the application, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town & Country Planning Act 1990). The National Planning Policy Framework (NPPF) (2021) represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. This is supplemented by the Planning Practice Guidance (PPG).

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5.2 The development plan for Huyton consists of the Knowsley Local Plan Core Strategy (2016) and the saved policies within the Knowsley Replacement Unitary Development Plan (2006). The site is located on land designated as Primarily Residential Area (PRA) on the Local Plan policies map. The following policies are relevant to the site and proposed development:

Knowsley Local Plan Core Strategy (2016)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006)

Saved policy H5 - Development within Primarily Residential Areas

Saved policy H8 - Extensions and Alterations to Residential Properties

5.3 In addition, the Householder Development Supplementary Planning Document (HDSPD) (June 2016) is relevant.

6. Policy Assessment

- 6.1 This section will assess the proposal against the relevant policies within the adopted Development Plan and the SPD.

Saved UDP policy H5

- 6.2 The principle of residential development, including domestic extensions, is acceptable under saved policy H5 within land designated as PRA subject to the proposed development complying with other relevant policies. The proposed development is considered to comply with saved policy H8 for the following reasons.

Saved UDP policy H8

- 6.3 The single storey side extension and porch are of a proportionate size to the property. The application site includes a two storey semi-detached house and a detached single storey garage located between 1.46m and 4.8m from the side of the house. The garage, located on the boundary with 4 Maple Crescent, is to be demolished. The side extension will be located off the boundary. In addition, the property is located on a corner plot with amenity areas to the front providing a spaciousness to the site. The front elevation of the proposed side extension is set back from the porch and is in line with the main elevation of the house.
- 6.4 The design of the extension with the hipped roof and window and door fenestration reflects that of the house. The facing materials and the door and window specifications also reflect those used on the dwelling.
- 6.5 The proposal would not adversely affect the amenity or privacy of occupiers of neighbouring dwellings due to its single storey nature relative to the height of the previous garage which was located on the boundary and closer to the adjacent properties. In addition, the angle of the property relative to the adjacent properties increases the interface distances of habitable windows between the applicable houses and results in there being oblique views between properties rather than direct views. This reduces issues of impact on outlook from and privacy to adjacent residents.
- 6.6 The proposed extension is in line with the front elevation of the house and at an angle to the highway. There is an open amenity area to the front of the property which provides wide visibility splays to users of the highway at the junction of Kingsway and Maple Crescent. As such the proposal does not create potential hazards to highway users by obstructing visibility for pedestrians, cyclists or drivers.
- 6.7 There is provision for two off-street parking spaces within the front curtilage following the proposed development. This provides adequate parking whilst retaining adequate garden space.

Householder Development Supplementary Planning Document

- 6.8 The proposed development is considered to comply with the relevant aspects of the HDSPD.

Single Storey Side Extensions

6.9 The proposed side extension:

- is constructed in materials and style to match the original dwelling.
- has a hipped roof which matches that of the original dwelling.
- does not include any windows on the side elevation.
- retains sufficient car parking spaces within the front curtilage.
- is in line with the front elevation of the house which is appropriate due to the property's angled relationship with the street, the spacious aspect to the front of the property and the design of the house.

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Front Extensions and Porches

6.10 The porch is considered to meet the guidelines:

- as it is of a style and design that respects the character of the surrounding residential area being similar to other porches along Kingsway, Larch Road and Maple Crescent.
- due to the angled nature of the property this semi-detached property is set back from the building line along Kingsway and is set back from the side elevation of 4 Maple Crescent.
- the spacious and open nature to the front of the property and its set back from the highway reduces its impact on the street scene.
- as the property is set at its own angle on the street the porch does not disrupt the uniformity of the attached semi or similarly designed dwellings in the area. The proposal does not involve the erection of any enclosure to the front or side garden with high boundary treatment.

Extensions on corner plots

6.11 The estate does not include open corner plots. The application site is set back from the highway with a triangular shaped amenity area between the footway and the front boundary. The side of the application property is viewed, from the junction of Kingsway and Maple Crescent, in the context of the existing detached garage and the two-storey semi-detached house at 4 and 6 Maple Crescent. As such the single storey side extension will have this building to the rear as its background in the street scene. In addition, the side garden includes a detached garage which is located along the side boundary and between 1.46m and 4.8m from the side of the house. The proposal is considered to comply with the relevant guidelines:

- the front of the extension is some 5.6m from the side boundary which reduces to 0.8m to the rear as the boundary tapers to the rear of the house. From the street this provides sufficient distance to the side boundary to preserve the character of the surrounding area.
- the front corner of the extension is set back from the side elevation of 4 Maple Crescent which forms the building line of this section of that road. Due to the angled nature of the property, it is also set back from the building line along Kingsway.
- the wide visibility splays to Kingsway and Maple Crescent are unaffected and the side extension does not affect the driveway to the property.

- sufficient car parking spaces are retained within the front curtilage.
- the extension has a hipped roof similar to the house.
- as stated above the extension is considered to be proportionate to the property and site.

Policy CS2

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- 6.12 For the reasons stated above the proposal is considered to accord with the relevant aspects of policy CS2 namely Principle 4 enhancing local character and promote quality of place. The proposed development complies with criteria (a) Understanding and respecting the character and distinctiveness of places and landscapes and (c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice.

Policy CS19

- 6.13 The proposed development is considered to accord with the relevant elements of policy CS19 as stated below:
- The proposal responds to and integrates positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment thereby enhancing the local distinctiveness, identity and accessibility of the area.
 - Maintains a good standard of amenity for all existing and future occupants of land and buildings.
- 6.14 Issues related to energy efficiency of the proposed development will be dealt with through Part L of the Building Regulations.

7 Conclusion

- 7.1 This Statement demonstrates that the proposal responds to and integrates with the character and appearance of the property and the wider estate, maintains the amenity of future occupiers of the property and adjacent residents and has adequate access and car parking arrangements. The proposal is therefore considered to comply with the relevant elements of policies in the Local Plan Core Strategy and saved policies in the Replacement UDP and the principles within the Householder Development Supplementary Planning Document (June 2016).
- 7.2 In line with paragraph 11 of NPPF, as the proposal accords with the relevant policies of the Development Plan the presumption in favour of sustainable development should be applied and planning permission should be granted without delay.

Appendix A: 21/00075/PREAPP Response

2 Maple Crescent, Roby, Huyton, L36 9UB

Proposal: ERECTION OF A SINGLE STOREY SIDE EXTENSION FOLLOWING THE DEMOLITION OF THE EXISTING DETACHED GARAGE AND FRONT PORCH

Planning Ref: **21/00075/PREAPP**

I refer to your pre-application enquiry received on 07/12/21 in relation to a single storey side extension following the removal of the existing detached garage, plus the addition of a porch on the front elevation. The following advice covers the key issues which would be assessed should a full planning application be forthcoming.

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

The Knowsley Householder Development Supplementary Planning Document would also form a material consideration for any householder extensions.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposal related to a semi-detached dwelling, located on Maple Crescent. The dwelling is angled towards the junction with Kingways and has an existing detached garage towards the side boundary with Maple Crescent.

The proposal would involve the demolition of the detached garage, to make way for a single storey extension to the side. The extension would project 4m from the side elevation and have a depth of 5.8m. It would be finished with a hipped roof, with eaves and ridge reaching 2.5m and 4.1m respectively.

The porch, which appears to have already been complete, measures 1.34m in depth by a width of 3m. It includes a mono-pitched roof reaching 3.4m in height.

POLICY CONSIDERATION

The site is identified as a primary residential area on the Local Plan Policies Map and a domestic extension would therefore be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this

application are Local Plan Policy CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed side extension would appear to reflect character of the original dwelling. The hipped roof would echo the main roof formation, while the portions/orientation of the openings would also harmonise with the existing windows. The finished materials on the side extension and porch are also proposed to match the original dwelling.

The dwelling is located on the corner plot of Maple Crescent and Kingsway, however the property is angled towards the junction. The proposed side extension would not protrude beyond the existing side elevation of the dwelling to the rear, on Maple Crescent and given the angle nature of the property, it would not interfere with the building line along Kingsway.

As such the proposed extension and porch would be considered acceptable in term of scale and design. It would not appear unduly prominent with the street and would be considered to comply with saved policies H5 and H8.

RESIDENTIAL AMENITY

Given the side position, towards the highway, it is not anticipated that the extension would have any significant effect on the residential amenity of the surrounding dwellings. Additionally, the porch is relatively small in scale and set away from the boundary with the attached dwelling and therefore would have minimal impact on 241 Kingways.

HIGHWAYS

The proposal would result in the loss of the detached garage, the internal dimension of which are shown as 2.3m x 4.5m. The garage would therefore would not classify as a useable parking space and its removal would not affect the overall parking provisions. The side extension appears to be located in an area which is currently not available for parking, with the useable driveway being located in front of the garage.

It is unclear from the plans exactly how many spaces the driveway currently accommodates but providing the side extension would still allow the retention of the same level of parking, the proposal would not raise any highway safety concerns.

CONCLUSION

The extension and the addition of the porch would be of an acceptable design and scale for the property. The works would not unduly affect the residential amenity of the surrounding dwellings or the visual amenity of the area. As such the proposal would comply with the relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document and is likely to be supported should a full planning application be submitted.

The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on a proposal can only be given on the submission of a planning application after its full consideration, which will involve consultation with local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to



planning legislation or planning policies may affect the advice given. The pre-application process involves engagement by both the Local Planning Authority and potential applicants and, as such, we would welcome further discussions as you consider necessary although protracted discussions may incur additional fees to be advised in advance.