

<u>APPLICATION NO:</u>	24/00037/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	10 Higherfield Crescent, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT PORCH EXTENSION		

Site Description

The application site is located at 10 Higherfield Crescent, Huyton and is situated in an area which is designated as a Sustainable Urban Extension in the Development Plan. It is allocated as a Mixed Use and contains a modern housing estate.

The application property is a detached dwelling and is brick facing on its front, side and rear elevations, along with white UPVC openings and flat, interlocking roof tiles.

The application site is located at the edge of the housing estate and the front elevation is East facing onto residential properties. There is a prominent section of woodland coverage to the West (behind the rear curtilage of the plot.) The M57 is situated to the North.

Proposal

The application seeks permission for the erection of a single storey front porch extension.

The proposed development would project 2m and would have a width of 2.05m. The proposal would be served by a hipped roof, this would adjoin and extend the existing hipped roof which serves the garage; this would measure at a height of 2.32m at the eaves and 3.43m at its highest point.

The submitted plans have seen a minor amendment to annotate that the sill brick detailing below the fenestration of the existing front elevation would be emulated on the window openings of the proposal.

Consultations

Knowsley Parish Council - No Comments Received.
None Required.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

Planning History

APP. NO:	21/00846/FUL
PROPOSAL:	ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF 2NO SHEDS AND INSTALLATION OF PAVING TO REAR

DECISION: GRANTED
DECISION DATE: 24 January 2022

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The site is identified as a mixed use in the Unitary Development Plan, but is extensively used for residential housing development. As such, a domestic extension to the existing residential 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; and that adequate parking and garden space would remain for use by residents of the extended property.

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

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.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roofing. The proposed development would be constructed with and include materials that are in-keeping with and match the materials on the original dwelling. The amended plans detail further that the materials agreed would be more in keeping with the design of the existing dwelling.

The proposed development would also include a hipped (pitched) roof.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that in the case of a detached dwelling, with a substantial degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

It is considered that the proposed front projection of the proposal are acceptable as they retain the character of the residential area and feature appropriate roof designs that are in accord with the Householder Development SPD and take account of the of the front building line.

The Householder Development SPD also states that any forward projection would

only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting.

It is considered the proposal would not harm the overall character of the area. The proposed development would be in accord with the guidance outlined in the Householder Development SPD and Saved Policy H8.

Residential Amenity

12 Higherfield Crescent

No.12 is located to the South from the application site and is a detached dwelling house, which sits uniform in the building row with the application property.

The proposed development is considered to have an appropriate scale and would not project beyond the furthest projection of the front elevation and would not be readily visible from the occupants of no.12.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.12.

16 Higherfield Crescent

No.16 is located to the North from the application site and is a detached dwelling house, which sits uniform in the building row with the application dwelling.

The proposed development is considered to have an appropriate scale and would not project beyond the furthest projection of the front elevation. The proposal is of a small-scale and would not affect the privacy or amenities.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.12.

Highways

The proposed development would be a small-scale front extension and would not impact on parking conditions available to the property. No adverse harm would be considered to occur as a result of the proposed development.

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 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
07/02/2024	-	-	LOCATION PLAN
15/03/2024	2024/0008/0001	REV B	EXISTING AND PROPOSED FLOOR PLAN AND ELEVATION

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 20 March 2024

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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(fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

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

Informative Note valid from 1st January 2023 until 31st December 2024