

<u>APPLICATION NO:</u>	24/00225/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	5 George Hale Avenue, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION (DEMOLITION OF EXISTING ENTRANCE HALL, UTILITY ROOM / W.C)		

Knowsley Local Plan Policies Map Allocation: Sustainable Urban Extension (Knowsley Lane, Huyton)

Site Description

The application relates to a semi-detached dwelling on George Hale Avenue, a private road (maintained by the Knowsley Estate) off Knowsley Lane. The property forms part of a small group of dwellings located at one of the entrances to Knowsley Hall (Grade II* Listed Building). George Hale Avenue Continues onto The Avenue beyond the M57 motorway which is further to the north and beyond which is Knowsley Hall which is sited approximately 1 km from the application site. The entrance to Knowsley Park, (Registered Historic Parks and Gardens) is approximately 265m north of the application site.

Immediately to the side and rear of the application site there is a wooded area, School Plantation. Nos. 1- 4 George Hale Avenue are to the south, with other residential dwellings located on Knowsley Lane and Primrose Drive to the south together with a new residential development bounded by Primrose Drive and Knowsley Lane.

Nos. 224 and 226, School Cottages located approximately 52 m to the south east of the site boundary are Grade II Listed Buildings.

Opposite the site to the west are playing fields / football pitches (AFC Knowsley) and Lord Derby Pavilion. Other residential dwellings are located to the north on Aiden Long Grove which comprises 6 no. dwellings around a close.

Proposal

The application proposes a 'wrap around' extension comprising of a two-storey extension to the side and single storey extension to the rear.

The extension would include additional lounge, W.C. and utility room with open plan kitchen and family room at ground floor. There would be some reconfiguration of the existing first floor with a new Master suite incorporating a bedroom, dressing room and en-suite at first floor within the proposed extension. The development would also involve the conversion of the roof space of the original dwelling to form an additional bedroom.

The proposal would see an uplift in bedrooms from three to five.

Consultations

Knowsley Parish Council - No Comments Received

Representations

This application has been publicised by letters sent to 3 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

None.

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS7 - Transport Networks
SUE1 - Sustainable Urban Extensions and Safeguarded Land
SUE2 - Sustainable Urban Extensions - Development Principles
SUE2a - Sustainable Urban Extensions - Knowsley Lane
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS26 - Waste Management

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H8 - Extensions and Alterations to Residential Properties
DQ2 - Security in the Built Environment

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Earlsfield Park (Knowsley Lane SUE) Draft SPD (2017)

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

The site is identified as Sustainable Urban Extension on the Local Plan Policies Map. As such, domestic extension to an existing dwelling is considered acceptable in principle, subject to compliance with relevant Local Plan policies and guidance.

The above 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 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

Principle of Development

The site lies within the Earlsfield Park (Knowsley Lane Sustainable Urban Extension (SUE)). The principle of allowing the extension of an existing dwelling which is within a Sustainable Urban Extension is generally acceptable in principle subject to compliance with planning policy and guidance.

Layout and Design

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

The existing dwelling comprises a 3-bedroom semi-detached house and the proposed development would see the extension providing additional living

accommodation at ground floor comprising an additional lounge WC and utility room and open plan kitchen, dining and family room, The two-storey extension would provide an additional bedroom within a Master suite alongside an en-suite and dressing room. It is also proposed to provide an addition bedroom within the roof space of the existing dwelling.

The existing attached secondary entrance hall, utility room and WC to the side would be demolished to allow for the development.

The proposed extension to the side would have dimensions of 3.5 m wide at the side and extend to a depth of 11.16 m, extending the depth of the host dwelling and projecting 3.0 m beyond the rear elevation. The two-storey element would be set back from the front elevation of the host dwelling by 240mm at ground floor and by 1 m at first floor. This would result in a mono-pitched roof to the front at ground floor.

The first floor of the extension would measure 7.40 m deep and it would not project beyond the existing rear elevation of the host dwelling.

The single storey element would extend across the whole of the existing rear elevation and the rear of the proposed two-storey extension which would attain a width of 9.30m; projecting 3.0 m from the rear of the host dwelling. It would be set off the common boundary with the adjoining property, No. 4 George Hale Avenue by 150mm.

Amenity Space

The property has an enclosed private garden to the rear. The extension would leave adequate room about the dwelling to maintain adequate private amenity space.

Parking Provision

The proposed extension would result in the loss of land to the side currently given over to parking and would reduce the length of the driveway such that one space would be lost and one usable parking space would be retained on the site.

The development would result in the provision of 2 no. additional bedrooms. The level of parking provision is discussed in more detail in the highways section below.

Waste Storage (Bins)

The Householder SPD advises that extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

The proposal would result in a gap of approx. 2 m remaining between the side boundary and the extension. Access to the rear would not be hampered by the erection of the extension. Bins could continue to be satisfactorily stored to the rear of the dwelling to ensure that their storage would not have a detrimental impact on the street scene.

Design

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing effect. It advises that a minimum of 1m should be preserved between the extension and the party boundary to the side of the property, or the front wall of the first floor extension

should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This arrangement may be relaxed if, because of a staggered or irregular arrangement of dwellings.

The proposed 2-storey extension would be set off the northern boundary by approx. 2m. The first floor would also be set back 1m from the immediately adjoining part of the existing front elevation. The two-storey element would not project beyond the existing main rear elevation of the host dwelling and satisfies the above requirements.

Scale

The host dwelling is 6.08 m wide and the 2-storey extension is proposed at a width of 3.5 m to the side; this has been reduced from 4m in amendments to the proposal. The proposed design would see a hipped roof to reflect the design of the host dwelling and the attached neighbouring semi. Amendments have been sought to see a changed from a gable ended roof hipped into the original roof extending 7.63 m in width. The proposed development would therefore now result in a substantial reduction in the scale of the roof design.

The proposal would now appear more subservient to the host dwelling due amendments to the overall scale and design. The form, scale and massing of the extension are now acceptable and would appear subordinate to the host dwelling.

Roof Design

The Householder SPD also advises that when considering the roof of an extension, the main dwelling and similar nearby dwellings should be a guide. The host property is brick built with a tiled hipped roof. As detailed above, the proposed extension proposes a hipped roof design. The roof of this element of the development would be set below the existing ridge line by 330 mm and would hip into the existing roof extending 3.15 m across.

The design of the roof would reflect that of the general building form of the host dwelling and retain the symmetry of the pair of a semi-detached dwellings. As such, it would have an acceptable impact on the character of the host dwelling, its neighbour and the character of the street scene.

Turning to the ground floor element, the front elevation would be set-back from the principal front elevation by approx. 240 mm and incorporate a mono-pitched roof sloping up to the first floor to take account of the first floor set-back. The single storey element at the rear would extend across the rear elevation of the host dwelling together with the proposed 2-storey element. It would have an overall width of 9.30m, projecting to a depth of 3.0 m from the rear. It would have a mono-pitched roof incorporating 3 no. rooflights within the roof slope. The design of the roof is not uncommon and is considered to be of an acceptable design.

Fenestration

In relation to the fenestration, the Householder SPD advises that *'the ratio of solid to void on an elevation (i.e. how much of an elevation is covered by windows or openings) is also a key consideration when designing an extension...The proportions of windows and openings are also of importance If a house has windows that are taller than they are wide, then the extension should follow this precedent, and the same principle applies if the windows of the existing dwelling are typically wider than they are tall, like modern picture windows...The layout of openings should also relate to the existing house.'* Amendments have been made to the fenestration across the development and the proposed window openings would now reflect the style of

openings and echo the proportions of the host dwelling.

Materials

The existing dwelling is brick built with a concrete roof tile incorporating white uPVC windows. The application indicates that the external materials would match the existing dwelling and this could be secured by condition if planning permission is granted.

On balance, the proposed development would result in a development which would be acceptable in terms of its form, scale and massing which given the amendments would appear subordinate to the host dwelling and which would not disrupt the symmetry of the pair of a semi-detached dwellings. The development complies with the NPPF, Core Strategy Policies CS2 and CS19 and Saved UDP Policy H8 together with the Householder Development SPD.

Heritage Assets

National Planning Policy Framework (NPPF) requires that developments affecting heritage assets are accompanied by an assessment of the asset's significance.

Effect on the setting of the Listed Buildings and Registered Park and Garden

The application site is in proximity to School Cottages, Nos. 224 and 226 Knowsley Lane, Grade II Listed. The application site is located approximately 50 m between rear to rear site boundaries. The list entry states:

Probably late C18. Originally Knowsley Boys School, erected by Lord Derby, but converted to a detached pair of cottages. Good brickwork. Symmetrical. 2 storeys. 2 wide-spaced casement windows, 3-light above and 4-light below. Hipped brick porch with studded door under depressed cusped head; tablet above. Single storey leanto porches at end of front. Slate roofs. Tall, chamfered gabled stacks.

Knowsley Park is a Grade II listed Park and Garden. George Hale Avenue leads via to one of 13 entrances with lodges into the Park (Huyton Lodge (mid C19 red sandstone building)). The summary of its historic interest is as follows:

A park which originated in the C13 and was landscaped during the late C18 incorporating elements of a late C17 and early C18 landscape. Lancelot Brown drew up proposals for the park and kitchen garden in 1775 and 1776 and it is possible that parts of the park were altered to his designs. During the 1830s William Sawrey Gilpin advised the thirteenth Earl of Derby on various matters relating to the park.

Considering Potential Impacts on Heritage Assets

Policy CS20 of the Local Plan sets out the Local Planning Authority's approach to managing the Borough's historic environment and requires development proposals to preserve or enhance the Borough's historic and architectural assets including buildings and structures of historic importance.

The NPPF attaches great weight to the conservation of heritage assets and in considering planning applications there is a statutory duty to have regard to the preservation of those assets under Section 66 (1) of the Planning Listed Buildings and Conservation Areas) Act 1990.

Paragraph 203 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 emphasises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Given the location of the host property and the respective listed buildings on Knowsley Lane, it is considered that due to the relationship between the sites, the effect on the setting of the listed buildings would be neutral in that the development would not result in any harm or deterioration in the visual relationship between the sites.

Due to the form and positioning of the proposed development and the Grade II Historic Park, it is not considered that the setting of the Park would be affected by the development.

The proposal would not have adverse impacts on designated heritage assets and would comply with the NPPF and Local Plan Policy CS20.

Highways Considerations

The Householder SPD notes that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots.

Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents will not be acceptable.

The host dwelling is currently a three-bedroomed property and the proposed development would result in an uplift in bedrooms to five. Existing parking takes the form of a driveway which can accommodate tandem parking for 2 no. vehicles. The development would result in the loss of one of those parking spaces due to the extension to the side. Given the increase in bedroom space it is possible that the development would result in further pressure for parking on street. The road is a private road and has no parking restrictions, however it is one of the main entrances into Knowsley Hall.

Parking standards of the *Ensuring a Choice of Travel SPD* indicate that, in this location, a dwelling with 4 or more bedrooms should provide a maximum of 3 off street parking spaces.

It is proposed to provide 3 no. parking spaces within the curtilage to the front of the dwelling. It is noted that the side frontage is already given over in the main to hardstanding and gravel and as such there would be minimal loss of soft landscaping.

The submitted plan indicates three side-by-side parking spaces which would require the removal of the front boundary wall. The enclosure at the front, either by wall or hedge is characteristic of the houses along the road and an open plan frontage is not considered appropriate in this instance.

Nevertheless, it is considered that three parking spaces could still be provided and accessed whilst still retaining the majority of the boundary to the front and this can be secured through a suitably worded condition should planning permission be granted.

In conclusion, with regard to highway considerations, the proposed development would comply with the NPPF, saved Policies H5 and H8 of the UDP; Policies CS2, CS7 and CS19 of the Core Strategy; the Ensuring a Choice of Travel SPD and the Householder Development SPD. Together, amongst other things, these require developments to provide sufficient off-street parking to ensure safe and sustainable access and routes, and to enhance road safety.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 4 George Hale Avenue

No. 4 is the adjoining semi-detached dwelling. The two-storey extension would be located on the gable and would not extend beyond the rear of the existing rear elevation. The single storey extension to the rear would project 3 m from the rear and would be 150mm off the common boundary.

The neighbouring property is not extended to the rear, there are patio doors close to the boundary and an existing low level fence along the boundary at the point where the single storey rear extension is proposed.

The Householder Development SPD advises that single storey rear extensions are acceptable in principle up to 4m in depth. The single storey element would be within the acceptable limitations set out in the SPD.

No. 4 has a detached annexe which provides accommodation for a family member, within the rear garden (Ref:19/00229/FUL) which can be clearly seen over the low level fence that separates the two properties.

That annexe contains large, glazed openings serving a lounge and bedroom within the front elevation. The annexe would be sited approximately 11.5 m from the rear of the proposed single storey extension. Given the current juxtaposition of the host dwelling and the annexe it is not considered that the proposed development would result in significantly greater loss of privacy either for the occupiers of the host property or that of the neighbour's annexe. At the distance between the single storey

extension and the annexe it is not considered that there would be any impact due to loss of light or overshadowing.

Taking the above into consideration there would be no adverse effect to residential amenity of No. 4 George Hale.

2 and 4 Aiden Long Grove

Properties to the north of the site on Aiden Grove would be located approximately 43m from the gable of the proposed extension and as such the development would not have any adverse impact on these dwellings.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and Highways and complies with UDP and Local Plan policies, in particular: UDP Saved Policies H5 and H8 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy together with the Council's Householder Development and Ensuring a Choice of Travel SPDs. The application is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

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 the National Planning Policy Framework (2023), Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

4. Notwithstanding the submitted detail, no part of the development hereby permitted shall be occupied until an area of hardstanding for the parking on 3 no. vehicles has been laid out in accordance with a layout plan that has first been submitted to and agreed in writing by the Local Planning Authority. The layout shall show the retention of a boundary wall / enclosure to the site frontage.

The hardstanding shall be made available for the parking of cars at all times thereafter that the proposed development is in use.

Reason: To ensure adequate off street parking provision is retained and thereby avoid the harm to amenity, safety or convenience caused by on street parking and to comply with the National Planning Policy Framework (2023), Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/05/2024	-	TQRQM2411409581 1747	LOCATION PLAN
15/10/2024	01	Rev. A	EXISTING AND PROPOSED FLOOR PLANS
15/10/2024	02	Rev. A	EXISTING AND PROPOSED ELEVATIONS
15/10/2024	03	Rev. A	EXISTING AND PROPOSED SITE PLAN (SPECIFICATIONS AND DETAILS)

Signed Case Officer¹: M Wishart

**Signed Authorising
Officer²:** K Foster

Date: 20 October 2024

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 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 (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.

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

² 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

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

Contd...

Appendix 1 – Site Photographs





