

Regeneration and Economic Development Department

APPLICATION NO: 22/00407/FUL

APPLICANTS: C Dutton

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION AND PORCH

LOCATION OF SITE: 9 Lunt Avenue, Whiston, L35 2UT

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 12 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 host property occupies a corner plot and sits in an elevated position in the street scene due to the topography of the public highway. The proposed development relates to the construction of a single storey side extension and erection of single storey porch to its principal elevation located at no. 9 Lunt Avenue, Whiston.

The proposed side extension would consist of a new kitchen and dining area served by 2 velux windows and a bi-folding door to the rear. In addition, internal alterations are sought to convert the existing kitchen to a utility, WC and games room served by a single and double door.

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RELEVANT PLANNING HISTORY

No relevant application history associated with the host property.

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); and
- Planning Practice Guidance (PPG); 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 Householder Development SPD is a material consideration for the purposes of determining this planning application. It 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 porch measures 1.2m in width and projects a depth of 1.43m. It would include glazed units to the principal and side elevation as well as 1 door to the other side elevation. It would measure 2.4m at the eaves and 3.3m at its highest point.

The proposed single storey side extension would be set back 2.78m from the existing principal elevation of the original dwelling house and 4.2m from the proposed porch. The extension is irregular in terms of design and would extend 2.66m in width from the side elevation, turning to a 45 degree angle where it further extends 6.87m in width and spans a depth of 6m. The extension would return and connect to the existing rear elevation of the property.

The roof is of a pitched construction and due to the topography of the site would result in varying levels of height from the ground floor measuring 2.3m – 2.7m at the eaves and 3.7m – 4.1m at its highest point. The roof pitch would differ from that of the original dwelling house. However, this is considered appropriate given that the roof of the host dwelling is quite dominating on the roof scene and a reduced pitch is considered to be more sympathetic to the character of the surrounding area.

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The existing dwelling is brick facing to principal, side and rear elevations. It has white uPVC windows and doors with a tiled gabled roof. It is proposed that the side extension would be brick facing and include tiles and uPVC windows to match the existing property features found at the host dwelling. As such, the proposed works would be faced in materials which match the existing property and are considered acceptable in terms of character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

No.1 Maple Close

It is not considered that the adjoining property at no.1 Maple Close would be adversely affected in terms of residential amenity by the proposed development due to its location at the side of the property. Whilst the bi-folding doors serving the rear elevation would be somewhat orientated towards the property boundary due to the angle it would not overlook the adjoining neighbours window and would be directed towards the rear boundary. As such, no impact to residential amenity would occur in relation to this property.

No. 7 Lunt Avenue

Due to the juxtaposition of the properties is not considered that no. 7 would be adversely affected in terms of residential amenity. The proposed side extension would be built so that it abuts to the electrical substation and would not extend beyond its rear elevation. No. 7 has been previously extended in the form of a rear extension which sits in close proximity to the property boundary at the rear. However, due to the tall boundary fencing and the topography of the site, the windows to the rear are largely obscured and therefore the proposed development would not adversely affect the living conditions of neighbouring occupiers.

No other properties are considered to be adversely affected by the proposed dwelling.

HIGHWAYS

The host dwelling currently benefits 2 off road parking spaces within the curtilage of the property. As such, there are no adverse effects to highways as a result of the proposed development.

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.

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- 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
22.07.2022	1539-01	REV A	LOCATION PLAN AND EXISTING FLOOR PLAN
22.07.2022	1539-03	REV A	PROPOSED FLOOR PLAN AND SITE PLAN
22.07.2022	1539-04	REV A	PROPOSED ELEVATIONS

J Fleming
09.08.2022

Alan Kilroe
9 September 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 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

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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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