

Regeneration and Economic Development Department

APPLICATION NO: 21/00441/FUL

APPLICANT: Mrs Lisa Riccio-Jones

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF FIRST FLOOR SIDE EXTENSION

LOCATION OF SITE: 32 Linden Drive, Huyton, L36 5TT

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 application relates to a two-storey, semi-detached dwelling on Linden Drive, Huyton. The two-storey dwelling consist of a gable end finish and has a single storey extension along the side elevation.

The application seeks permission to create a first-floor extension to the side of the property. The upper floor would measure 2m in width by a depth of 6.3m and would include a 1m step back from the principal elevation. It would have a hipped roof, with the eaves and ridge reaching 4.9m and 7.2m respectively.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to

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compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed extension would sit above the existing side extension and as such it would not increase the existing footprint of the building. The design includes a 1m step back from the adjoining first floor wall and hipped roof to echo the main roof formation, with the lower ridge line. This would ensure the extension appears subservient to the host dwelling and would cause any potential terracing affects with the adjacent dwelling. The extension is also proposed to be finished in brickwork, tiles and white upvc detailing to match the main dwelling and overall, the design and scale would be acceptable.

The proposed extension would sit entirely to the side of the property and therefore would have no significant effect on the outlook from the attached dwelling, 30 Linden Drive. It would be positioned along the shared side boundary with 34 Linden Drive, which has two first floor windows in the facing side elevation. However, they are both obscurely glazed and do not serve habitable rooms. Therefore, the first floor addition along the boundary wouldn't detrimentally affect the outlook or level of light enjoyed by this dwelling. The proposal does include a first floor window in the side elevation, which would serve a new bathroom. A condition could be attached to ensure this is obscurely glazed and fixed shut, so as to protect the privacy of the adjacent residents.

The proposed extension would create an additional bedroom, taking the total in the property to four. In line with the Householder SPD, the property of this scale would be expected to provide three in curtilage parking spaces. The entire area to the front of the property is paved and would be sufficient for two parking spaces. Although this falls short, the parking standards as listed in the SPD are maximum standards. There is no scope to create addition parking within the site but there appears to be some opportunity for in street parking. As such it is not considered that the additional bedroom would increase the demands to a level which would be detrimental to the highway safety to the immediate area.

CONCLUSION

The proposed first floor extension is of an acceptable scale and design. They would not have a detrimental impact on the residential amenity of the surrounding residents or the overall character of the area. As such the proposal complies with 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.

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.

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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) No part of the development hereby permitted shall be used or occupied until the proposed bathroom window on the side elevation as indicated on drawing No.01; has been glazed with obscure glass to level 4/5. The window shall be fixed shut and shall be retained as such, with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/05/2021	01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

21 July 2021

Alan Kilroe
21 July 2021

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