

Regeneration and Economic Development Department

APPLICATION NO: 21/00757/FUL

APPLICANT: Mr Michael Rooney

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A TWO STOREY FRONT AND SIDE EXTENSION
TOGETHER WITH THE ERECTION OF A SINGLE STOREY PORCH

LOCATION OF SITE: 35 Larch Road, Roby, Knowsley, L36 9TY,

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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 8 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 semi-detached house on Larch Road. The proposal is for a two storey side extension and a single storey side and front extension together with a front porch. At present there is a single storey store at the side, marked as a garage but with a depth of 3m it does not have sufficient depth for garage use. Behind the store which is flat roofed there is an extension which extends back and across the rear of the house with a sloping roof, pitched where at the side of the house, but with the front pitch cut off by the flat roof of the store.

The side extension would extend from the rear of the store a depth of 6.3m, and beyond the front of the house a depth of 1.1m which would be the same maximum depth as the proposed porch (one side of the porch will incorporate the angle of the bay so would reduce in depth). The first floor would extend from the rear of the existing store towards the front of the house a distance of 4.7m and would have a

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set back from the front of the house of 0.5m. The width of the extension at the side would be 2.1m. The two storey extension would have a hipped roof ridged into the existing hipped roof and 1m lower. The single storey extension would have a sloping roof extended over the porch. The front elevation would be off brick below the bottom cill of the first floor window of the extension and render above, with the walls of the side and rear elevations being of render to match the house. The roofs would be tiled. The extension would comprise an office to the ground floor with a bedroom above, together with the porch. The extension would extend to the party boundary as the existing extension and store currently does.

POLICY CONSIDERATIONS

The proposal complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is acceptable and broadly in compliance with the existing dwelling. The proposal would not be detrimental to the outlook of the neighbouring properties or to the visual amenities of the area. Whilst the neighbouring property is set back from the subject dwelling and the proposed extension would fall within the 45 degrees viewline of a front bedroom window of that house, the window is to a two storey extension to the side of that property, and it is considered that the impact on outlook would not be so great as to warrant refusal of permission. The proposal would not impact on the outlook of main windows of the original neighbouring house. The proposal is set back from the front of the house by 0.5m and there is a considerable difference in ridge height of the extension roof and the main roof. These factors together with the set back of the neighbouring pair of houses would mitigate any potential terracing effect. The proposal would not cause crime or anti-social behaviour issues. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The front garden area is mostly hard surfaced at present and could be laid out to accommodate two cars provided the access was widened, and some low walled planting beds removed. Whilst a four bedroomed house usually requires three parking spaces the Householder development SPD does allow for if the parking is not decreased. In this case it could be said that the parking may increase to two spaces as it is questionable if two cars could currently park within the front due to the access width/front wall and the raised planting beds in the front. As such it is considered that if a condition were attached to a permission requiring the submission of a two car parking scheme and teh agreed scheme implemented before use of the extension that would be acceptable in this instance. No other highways issues are raised. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and raises no residential amenity issues, including privacy. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposal is for an extension to a house which is acceptable in design and raises no visual or residential amenity concerns. Two spaces can be accommodated within the front garden area. The proposal complies with planning policies and is recommended for approval.

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.

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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) Notwithstanding any materials details submitted 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 Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the gable or rear elevations of the extension hereby permitted.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 5) A parking scheme for the provision of two cars shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the extension hereby permitted. each parking space shall have minimum dimensions of 5m by 2.5m and shall be able to be manoeuvred into and out of, with adequate access and ease. If necessary, the scheme shall show the removal of part or all the front garden wall to allow access, and a further vehicular access may be required or current access widened as necessary. The agreed scheme shall be implemented prior to first use of the extension hereby permitted and shall be retained for such purposes at all times.

Reason: To ensure that sufficient in-curtilage parking is provided and maintained in the interests of highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/10/2021	Sht 2 of 3	Rev A	Existing and Proposed Elevations
25/10/2021	Sht 1 of 3	Rev B	Existing and Proposed Floor Plan, Proposed Roof Plan and Section
14/10/2021	MTD/001	-	Location Plan and Site Plan

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PS/DC/OP04/05	003	23/9/02

Lee Osborne

2 February 2022

Alan Kilroe

3 February 2022

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