

**REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT**

**APPLICATION NO:** 22/00096/FUL

**APPLICANT:** Mr James Maitland

**WARD AFFECTED:** Prescot North

**DEVELOPMENT:** PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION

**LOCATION OF SITE:** 40 Middlehey Avenue, Knowsley, Knowsley, L34 0HZ

**KNOWSLEY LOCAL PLAN ALLOCATION –**

Primary Residential Area

**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

**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.

**PLANNING HISTORY**

An application was approved for the erection of a garage (74/03201/HIST approved 16/6/1978).

**TECHNICAL CONSULTATIONS:**

N/A

**NEIGHBOUR NOTIFICATION:**

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

**ISSUES AND ASSESSMENT:**

**PROPOSAL**

The application is for the erection of a part two storey, part single rear extension.

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## **POLICY CONSIDERATIONS**

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

## **DESIGN, ACCESS AND CRIME PREVENTION**

The design of the proposal is acceptable. The rear extensions would have pitched roofs like the existing roof and would be consistent with the character of the existing building.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

## **RESIDENTIAL AMENITY**

The proposal would not harm the amenity of neighbouring properties.

In relation to 38, there would be no harm to amenity as the extensions would be located away from 38 due to the differing orientations of the properties and the large gap between them.

In relation to 42, the two storey rear extension element would project around 3.9 metres, however, there is an existing single storey rear extension at 42 which extends around 4 metres. This means that the two storey rear extension would not extend beyond the existing single storey rear extension of 42. The extension does also not breach the 45 degree rule as the nearest windows of 42 are not directly on the boundary. The single storey rear extension would extend 4 metres beyond the rear of the extension of 42. This is in accordance with the Householder Development SPD in which extensions of up to 4 metres beyond the neighbour are generally acceptable. In addition, both extensions would be set back around 1 metre from the boundary with 42. Therefore, there would be no harm to the amenity of 42. Sufficient outdoor space would be retained.

The distance between the application property and those to the rear means that unacceptable harm would not be caused to the residents of Longmeadow Road.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

## **HIGHWAYS**

NPPF para 111 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In relation to parking, the extension will not result in a significant increase in demand for parking or lead to loss of spaces. Therefore, there would not be significant harm to highway safety. Overall, the application is consistent with NPPF par 111.

## **CONCLUSION**

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is recommended for approval.

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## **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 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.

## **SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                     |
|----------------------|----------------|----------------|---------------------------------------------------|
| <b>16/02/2022</b>    | <b>1</b>       | <b>-</b>       | <b>Existing and Proposed Plans and Elevations</b> |
| <b>16/02/2022</b>    | <b>-</b>       | <b>-</b>       | <b>Location Plan</b>                              |

## **Informatives**

N/A

Andrew Hunt

13 April 2022

Alan Kilroe

13 April 2022

| <b>Document Reference</b> | <b>Document Issue Number</b> | <b>Document Issue Date</b> |
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