

Regeneration and Economic Development Department

APPLICATION NO: 21/00530/FUL

APPLICANT: Miss Kirsty Williams

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 44 Manley Road, Huyton, L36 0TL

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 6 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a semi-detached dwelling on Manley Road. Permission is sought for the erection of a two-storey side and rear extension, together with a further single storey rear addition.

The two-storey side element would be set 5m behind the front elevation and measure 1.2m in width. It would span the remaining depth of the property, plus project an additional 3m to the rear, wrapping around the rear elevation. It would have a hipped roof, with the eaves and ridge reaching 5m and 6.4m respectively.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The additional single storey extension is stepped with the section closest to the boundary with 42 Manley Road, measuring 1m in depth, which then steps out a further 2m towards the other side boundary. This section would have a lean-to roof, reaching a maximum height of 3.6m.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to 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 scale and design of the proposed works are considered appropriate for the property. The two-storey extension would be set back from the principal elevation of the dwelling and roof would also sit below the main ridge, ensuring the addition would appear subservient. The design involves a hipped roof to echo the main roof formation and finishing materials would match the existing dwelling. The single storey element will not be visible from the public highway and the lean-to roof is considered acceptable within this rear location.

The rear extension would be set just of the boundary with the attached dwelling, 42 Manley Road. The two-storey element would project 3m beyond the adjoining rear elevation of No.42, which is compliant with guidance set with the Householder SDP, which permits two-storey additions up to 3m along the boundary line. Towards this boundary, the rear element would include a further 1m single storey element, which increases to 3m at a distance of 2.4m from the boundary. Therefore, the total depth of built form along the boundary would be 4m, which is considered acceptable and the further rear projection in stepped away from the boundary, so as to respect the 45 degree line from the nearest habitable window. Given the amended design, the extension would be considered acceptable in relation to No.42 and would not unduly affect the outlook from the rear of this property.

The rear extension along the boundary with the dwelling to the other side, 46 Manley Road, would have a total depth of 6m. However, the arrangement between these two properties is staggered such that the rear proposal would only project approximately 2.8m beyond the rear elevation of No.46 and this section would be single storey. The proposal therefore would not have a detrimental impact on the amenity levels of this dwelling or any other surrounding property.

The proposal would create an additional bedroom, taking the total number to three within the dwelling. In line the Councils parking standards, a property of that scale would be expected to provide two in-curtilage parking spaces. The total area to the front of the dwelling is block paved, which could accommodate the required two parking spaces. As such sufficient parking would be provided for the property and the development would not raise any highways safety concerns.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity 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):-

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

- 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 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/112021	02	Rev.D	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

15 December 2021

Alan Kilroe

15 December 2021

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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