

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00470/FUL

**APPLICANT:** Mrs Tanya Donougher

**WARD AFFECTED:** Cherryfield

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

**LOCATION OF SITE:** 49 Edgemoor Drive, Field Lane Estate, Knowsley, L10 1LP,

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

### **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 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 is for the erection of a single storey side and rear extension to the semi-detached property at 49 Edgemoor Drive in Knowsley. The proposal would provide a new bedroom and W.C. The application has been amended to reduce the width of the proposed side extension in order to accommodate a single hipped roof, which would appear more in keeping with the scale and appearance of the main dwelling.

The proposed extension would sit flush with the principal elevation of the property and would initially extend 2.6m at the side, increasing to a maximum width of 3.5m as the development extends towards the rear of the property. The extension would measure 6.4m in length along the gable wall and would wrap-around to the rear of the property. The rear element of the extension would project 3.2m at the

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rear and would adjoin an existing single storey rear extension. The development would also have a hipped roof which would measure 3.1m in height to the eaves and 4.2m to the ridge.

## **RELEVANT PLANNING HISTORY**

None.

## **POLICY CONSIDERATIONS**

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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 proposed extension would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The development would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

## **RESIDENTIAL AMENITY**

Given the position and proximity of the proposal to 51 Edgemoor Drive, the development would not significantly affect the visual amenity of this property. The proposal would extend adjacent to the shared boundary with 47 Edgemoor Drive and would project 3.2m at the rear. The development would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m and therefore, it would not significantly affect the outlook or levels of light to the occupiers of No. 47. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

## **HIGHWAYS**

There is sufficient room to the front of the property, which is entirely hard surfaced, to accommodate a maximum of three car parking spaces which would comply with the Council's parking standards.

## **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.

## **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).

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- 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 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**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                           |
|----------------------|----------------|----------------|---------------------------------------------------------|
|                      |                |                |                                                         |
| <b>10/06/2021</b>    | <b>RH1</b>     | -              | <b>LOCATION PLAN</b>                                    |
| <b>15/07/2021</b>    | <b>Rev A</b>   | -              | <b>EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS</b> |

## **Informatives**

Chloe Roberts

27 July 2021

Alan Kilroe  
28 July 2021

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