

Regeneration and Economic Development Department

APPLICATION NO: 21/00481/FUL

APPLICANT: Miss Lisa Connolly

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 54 Wyndham Avenue, Roby, L14 0LA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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 5 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 rear extension to the semi-detached property at 54 Wyndham Avenue in Roby. The proposal would provide an extended kitchen/dining area. The plans as originally submitted have been amended to reduce the length of the proposed extension to 4.0m in order to protect residential amenity.

The proposed extension would replace an existing conservatory extension and would also extend from an existing single storey rear extension. The development would project approximately 4.0 from the rear elevation of the original property and 0.9m from the rear of the existing extension. The extension would measure 5.5m in width and would have a flat roof with a height of 2.9m. The roof would also feature a lantern which would project an additional 0.6m from the top of the roof.

RELEVANT PLANNING HISTORY

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

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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 development would be rendered and whilst it would not match the brickwork of the existing property, it would not be viewable from public areas and would not affect the character of the street scene. Overall, the development would be in keeping with the scale and appearance of the property and is acceptable with regards to design.

RESIDENTIAL AMENITY

The proposal has been amended so that it would not project more than 4m from the rear elevation of the existing property. It would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m and therefore, the development would not significantly affect the outlook or levels of light to the adjacent neighbouring properties. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

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).

- 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.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/07/2021	01	REV G	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS / LOCATION PLAN

Informatives

Chloe Roberts

21 July 2021

Alan Kilroe
21 July 2021

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