

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00452/FUL

APPLICANT: Mr & Mrs Nelson

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF TWO STOREY / SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 7 Muirfield Road, Roby, L36 4QN

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

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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

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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 extension would have a pitched roof 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 9, there would be no harm to amenity as the extensions would be set back a significant distance to the boundary and there would be no first floor side windows in the extension. The single storey extension would also extend less than 4 metres at the rear and the first floor extension would be 3 metres in length and more than 7 metres away from the rear boundary of the property, in accordance with the Householder Development SPD.

In relation to other neighbouring properties, there would be no impact on the amenity of neighbours due to the large distance to neighbouring properties.

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

TREES

In relation to trees, there are trees at the rear of the garden, however the extension would not be any closer to these trees than the existing conservatory and would merely cover an existing area of hardstanding. Therefore, there would be no adverse effect on trees from the development.

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.

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).

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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 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

Date Received	Ref. No	Version	Drawing/Document Title
23/06/2021	001	-	Proposed Floor Plans and Elevations
23/06/2021	002	-	Existing Floor Plans and Elevations
24/06/2021	003	-	Site/Block Plan
24/06/2021	004	-	Location Plan

Informatives

N/A

Andrew Hunt

19 July 2021

Alan Kilroe

19 July 2021

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