

Regeneration and Economic Development Department

APPLICATION NO: 21/00473/FUL

APPLICANT: Mr David Tyrrell

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 24 Belfield Crescent, Huyton, L36 5TR

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 7 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two storey, semi-detached dwelling within Huyton. The application site is located on the corner of Tarbock Road and Belfield Crescent and runs length ways from Tarbock Road. The property itself is attached to the side of 106 Tarbock Road, however fronts onto Belfield Crescent and the private garden area is located to the side of the dwelling.

The property currently has a single storey element projecting 3.2m from the side of the dwelling. Permission is sought to extend this section by a further 3m to create an enlarge kitchen and it would have a depth of 3.8m, as per the existing structure. The proposal would have a gable end roof with the eaves measuring 2.5m and the eaves reaching a maximum height of 3.6m.

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POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in 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 proposed addition would respect the front building line of the existing single storey side element, which is set back approximately 1.55m from the main front elevation. It would project further to the side of the dwelling and into the private garden area, measure 3m in width by a dept of 3.8m. The single storey proposal is relatively small in scale, which would fit conformable within the plot. It is set back over 6m from the highway and would sit behind the existing wall and hedging which encloses the private amenity space. As such it wouldn't be thought that it would appear particularly prominent within the street.

The proposal would include a gable end roof and French doors, with a glazed feature above in the side elevation facing into the garden area. There is also one window proposed in the front elevation facing on Belfield Crescent, echoing the existing window in this elevation. It would be finished in brickwork and render to match the original dwelling.

Given the properties 90degrees orientation with the attached property, 106 Tarbock Road, the proposed side extension will actually project beyond the rear of this dwelling. However, it would set in 2.7m form the shared boundary, with the lowest point of the roof, the eaves, running parallel to the boundary. There are no windows proposed in the elevation facing the boundary. Given the distance to the boundary, together with the limited height, it is not considered that the extension would appear overbearing or have any significant impact in terms of outlook or overshadowing to No.106.

The side extension would project towards the rear boundary of 23 Belfield Crescent. However, it would retain a distance of over 7m to the boundary, plus there is a detached garage on either side of this boundary, which would limit any views of the extension. As such the proposal would have an acceptable impact on the amenity levels of this property and all other surrounding dwellings.

The proposal would have no impact on the existing parking and access arrangements for the property and therefore would not raise any highway safety concerns.

CONCLUSION

It is considered that the proposed extension is of an acceptable design and scale for the host dwelling and the character of the area. It would not appear overly prominent within the street scene, nor would it unduly affect the amenity of the surrounding residents. 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):-

- 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

Date Received	Ref. No	Version	Drawing/Document Title
03/06/2021	2129/DT/03	-	LOCATION PLAN
03/06/2021	2129/DT/02	REV A	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

28 July 2021

Alan Kilroe
29 July 2021

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