

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00666/FUL

APPLICANT: Mr Andrew Johnson

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 4 Scott Avenue, Whiston, L35 2XT

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 13 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a two storey side 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 Two Storey Side extension would be pitched like the existing roof. Whilst it would not be set back by 1 metre at first floor level, para 7.2 of the SPD stated that this may be relaxed if the arrangement of the dwelling in the street scene is irregular and the extension would not create a terracing effect.

The dwelling immediately to the north would face in a very different direction to number 4. Therefore, It is considered in this case that due to the irregular arrangement of the dwelling, that no terracing effect would result. Therefore, the extension complies with the Householder Development SPD. 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 2 Poets Green, the two storey side extension would be on the opposite side of the house and would not affect 2.

In relation to 2 Scott Avenue, there would be no material impact on number 2 due to the different angles of the dwellings, which do not face each other.

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

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).

- 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.

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- 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
18/08/2021	01/08/04	-	Existing Plans and Elevations
18/08/2021	02/08/04	-	Proposed Ground Floor/ Front Elevation
18/08/2021	03/08/04	-	Proposed First Floor/Rear Elevation
18/08/2021	04/08/04	-	Proposed Side Elevation/Section
18/08/2021	06/08/04	-	Proposed Site Plan

Informatives

N/A

Andrew Hunt

21 September 2021

Alan Kilroe

23 September 2021

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