

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00200/FUL

APPLICANT: Mr Robbie Williams

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE
ERECTION OF A SINGLE STOREY FRONT EXTENSION AND A SINGLE
STOREY REAR EXTENSION

LOCATION OF SITE: 40 Longborough Road, Knowsley, Knowsley, L34 0ED

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

CS24 - Managing Flood Risk

**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

A previous application was approved for a single storey extension and rear conservatory.
(09/00372/FUL approved 16/09/2009). A non – material amendment to this was also approved.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours. 1 representation has been received stating no objection to the proposals.

ISSUES AND ASSESSMENT:

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00200 -ful 40
lonmgborough road knowsley knowsley l34 0ed.doc

PROPOSAL

The application is for the erection of a two storey side extension together with the erection of a single storey front extension and a single storey rear extensions.

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. In relation to the two storey side extension, this would not be set back 1 metre from the main front wall in accordance with Para 7.2 of the Householder SPD. However, due to the different orientation of the adjacent property (42) no terracing effect would result. The porch extension would be relatively modest and proportionate to the dwelling.

The extension would also have a pitched roof like the existing dwelling. 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 38, the rear extension would project around 4.15 metres, however as 38 has an existing 3 metre rear extension, the proposed extension would only extend around 1.15 metres beyond 38. Therefore, there would be no harm to amenity.

In relation to 42, whilst the two storey side extension would be slightly closer to 42, there would not be harm to amenity as number 40 is adjacent to 42 not directly in front of it. Therefore, the windows of 42 do not directly face 40.

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

FLOOD RISK

The eastern part of the site adjoins Flood Zone 2, however no built development would take place within Flood Zone 2.

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):-

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

- 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.

- 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
20/04/2022	RWLP-02		Location Plan
03/05/2022	RWSP-03		Site Plan
20/04/2022	RWLP-01	-	Proposed Plans and Elevations

Informatives

N/A

Andrew Hunt

27 May 2022

Alan Kilroe

7 June 2022

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