

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 19/00514/FUL

APPLICANT: Mr & Mrs Liam Gildea

WARD AFFECTED: Swanside

DEVELOPMENT: TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 20 Fairfield Crescent, Roby, L36 4JQ

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 7 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 two storey side extension and single storey rear extension to the semi-detached dwelling at 20 Fairfield Crescent in Roby. The extension would provide an extended kitchen/dining area, new utility room and W/C.

Plans as originally submitted proposed the front wall of the first floor of the side extension to be set back approximately 0.5 m from the principal elevation of the existing dwelling. However, the Householder Development SPD states that for two storey side extensions, "either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately

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

adjoining part of the main front wall of the original dwelling". As such, the original proposal would not have complied with the Householder Development SPD and therefore, plans have since been amended to show that the front wall of the first floor of the side extension would be set back approximately 1.0 m from the principal elevation of the existing dwelling.

Amended plans also show that the side extension would project 1.8 m from the side elevation of the existing dwelling to sit approximately 0.15 m away from the shared boundary with the adjacent neighbouring dwelling at No. 22. Due to a slightly staggered building line, the distance between the side extension and shared boundary would increase as it extends along the side of the dwelling towards the rear. The side extension would measure 7.3 m in length along the side of the dwelling to adjoin the proposed rear extension. The extension would also feature a hipped roof which would measure approximately 5.1 m in height to the eaves, sloping upwards towards the ridge to give a maximum height of 6.4 m.

The proposed single storey rear extension would project approximately 3.0 m from the rear elevation of the existing dwelling and would measure 7.2 m in length to span the rear elevation of the dwelling. The extension would feature a pitched roof which would measure approximately 2.7 m in height to the eaves and 3.6 m to the ridge.

It should also be noted that there is an existing single storey side and rear extension to the dwelling which would be replaced by the proposed development.

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, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable and in character with the existing dwelling in terms of its visual appearance and use of materials to match.

As the front wall of the first floor of the side extension would be set back from the principal elevation of the existing dwelling, it would avoid creating a potential terracing effect with the adjacent neighbouring dwelling. Also, the side extension would feature a hipped roof to match the roof of the existing dwelling and would also be faced in materials to match. As such, the extension is considered to be in keeping with the existing dwelling and would not appear incongruous or inconsistent within the wider street scene.

The rear extension would feature a pitched roof and would also be constructed in materials to match the existing dwelling and would therefore be acceptable with regards to design.

No crime or anti-social behaviour issues are raised by the proposed development.

RESIDENTIAL AMENITY

The proposal is not considered to have any adverse impacts on the amenity of neighbouring properties.

There are no windows proposed on the side elevation of the side extension and therefore, no issues would be raised with regards to the privacy of the neighbouring dwelling at No. 22. As stated previously, due to a slightly staggered building line, the side extension would sit approximately 0.15 m

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

away from the shared boundary with the adjacent neighbouring dwelling at No. 22. This distance would increase to a maximum of approximately 1.0 m as the side extension extends towards the rear of the dwelling. The side elevation of No. 22 features windows at both first floor and ground floor level which serve non-habitable rooms and as such, given the increasing distance between the extension and shared boundary, the extension it is not considered to significantly affect the outlook or levels of light to the occupiers of this neighbouring dwelling.

The rear extension would project approximately 3.0 m from the rear elevation of the existing dwelling and would therefore comply with the Householder Development SPD. At the extensions' closest distance to the shared boundary with No. 22, there would be a space of 1 m retained, which is considered sufficient distance so as not to adversely affect the outlook or levels of light to the occupiers of this neighbouring dwelling. The rear extension would also sit immediately adjacent to the adjoining neighbouring dwelling at No. 18. Given its compliance with the Householder Development SPD, it is not considered to significantly affect the visual amenity of this neighbouring dwelling.

HIGHWAYS

The existing single storey side extension at the dwelling sits almost in line with the principal elevation of the existing dwelling. As the front wall of the ground floor of the proposed two storey side extension would also sit in line with the principal elevation of the dwelling, there would be no change in the existing level of in-curtilage parking caused by the proposed development. As such, the proposal is acceptable with regards to parking provision and highways safety.

OTHER ISSUES

A site visit to the property has confirmed that there are no trees present to the rear garden that may have been affected by the proposed development.

CONCLUSION

The proposed development would be acceptable in terms of design, access, crime prevention, 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.

- 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.

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
14/10/2019	001 Rev P1	-	Location plan
06/11/2019	005 Rev P3	-	Proposed floor plans and roof plan
06/11/2019	002 Rev P3	-	Existing and proposed site plan
06/11/2019	006 Rev P3		Proposed elevations

Informatives

Chloe Roberts

14 November 2019

Myles Joyce



14 November 2019