

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00306/FUL

APPLICANT: Mr Ian Robinson

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY) TOGETHER WITH THE ERECTION OF A PART TWO STOREY SIDE EXTENSION AND LOFT CONVERSION WITH REAR DORMER AND SINGLE STOREY FRONT/SIDE EXTENSION

LOCATION OF SITE: 94 Tithebarn Road, Knowsley, Knowsley, L34 0HA

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 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.

PLANNING HISTORY

Previous applications have been approved for a garage and porch (74/07636/HIST – approved 14/7/1983) and rear conservatory (74/13660/HIST – 13/09/1991). An application for use of the garage for the manufacturing of wardrobes was refused (74/15184/HIST – 14/09/1988).

TECHNICAL CONSULTATIONS:

Highways – Objection- request 3 parking spaces for a 4-bedroom property.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. No objections have been received.

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

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey rear extension (demolition of existing conservatory), together with the erection of a part two storey side extension and loft conversion with rear dormer and single storey front/side extension.

The site is a semi-detached dwelling adjacent to a footpath and school located within a residential area.

POLICY CONSIDERATIONS

The application fails to comply with Core Strategy policy CS19, UDP Policy H8 and the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the single storey rear extension is considered acceptable.

In relation to the two-storey side extension, this would not be set back 1 metre at first floor level, however, due to the absence of any neighbouring property on this side, no terracing effect would result. Therefore, the application complies with Para 7.2 of the Householder Development SPD. The other changes would also not harm the street scene.

The rear dormer is similar in scale to rear dormers permissible under permitted development right although extended across a slightly wider length. The rear dormer would be permitted development across the original house, extending this dormer to include the extension does not result in material harm over and above this and would be more consistent and harmonious in visual terms. It's location at the rear also means that there would be no harm to the street scene. Overall, the Extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

In relation to 96, there would be no harm to amenity as the rear extension would only project 4 metres. The rear extension complies with the guidance in the Householder Development SPD. The side extension would also take place on the opposite side and would not affect the living conditions of 96.

It is considered that no other properties would be harmed by the proposal due to their greater distance from the extensions and dormer.

TREES

In relation to trees a tree report has been submitted which demonstrates that there will not be harm in relation to trees. The conclusions of the report are considered to be sound. Therefore, the application complies with Core Strategy Policy CS8.

HIGHWAYS

NPPF para 111 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

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In relation to highways, the property would be a 4-bedroom property with a requirement for 3 spaces. Whilst the site does not have 3 spaces, the driveway in conjunction with paved area at the front could accommodate 2 parking spaces. Given this the shortfall of 1 space, is not considered to be significant enough to warrant refusal in this instance as there would not be significant harm to highway safety. Overall, the application is consistent with NPPF para 111.

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.

- 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
28/06/2022	EL2/PL2	-	Existing and Proposed First Floor
28/06/2022	EL1/PL1	-	Existing and Proposed Ground Floor
14/06/2022	LP1	-	Location Plan
14/06/2022	-	-	Arboricultural Report

Andrew Hunt

17 August 2022

Mark Cawood

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

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