

Regeneration and Economic Development Department

APPLICATION NO: 21/00189/FUL

APPLICANT: MR BARRY LUCAS

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION

LOCATION OF SITE: 17 Teynham Avenue, Knowsley, L34 0JQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

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:

Knowsley Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 is for the erection of a single storey side/rear extension to the detached property at 17 Teynham Avenue in Prescott. The extension would provide an extended kitchen area.

The proposed extension would be located behind an existing attached garage and would extend approximately 5.0m from the side elevation of the property to sit flush with the side elevation of the garage. The extension would also measure 4.7m in length and would have a pitched roof measuring approximately 3.0m in height to the eaves, with a maximum height of 4.4m.

RELEVANT PLANNING HISTORY

None.

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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

The proposed extension would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The application site is also located near to a conservation area, however, given the scale and nature of the proposed extension it would not be detrimental to the character or setting of the conservation area. The proposal would also not adversely affect the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the proximity of the proposal to No. 15 Teynham Avenue, the development would not adversely affect the visual amenity of this property. At its closest distance, the proposal would sit approximately 3.0m away from the shared boundary with No. 19 Teynham Avenue. This distance would increase as the development extends along the side elevation of the property, towards the rear of the site. Given the distance between the development and No. 19 and the scale of the proposal, it would not significantly affect the outlook or levels of light to the occupiers of No. 19.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

CONCLUSION

The proposal 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.

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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
05/03/2021	P13556	-	LOCATION PLAN (1:500)
05/03/2021	P13556	-	LOCATION PLAN (1:1250)
05/03/2021	P13556 Sht 1	C	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
05/03/2021	P13556 Sht 2	C	PROPOSED GROUND FLOOR PLAN
05/03/2021	Sht 3	C	PROPOSED ROOF PLAN

Informatives

Chloe Roberts

4 May 2021

Alan Kilroe
10 May 2021

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