

Regeneration and Economic Development Department

APPLICATION NO: 21/00217/FUL

APPLICANT: Mark Leahey

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT EXTENSION, A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 20 Rydal Road, Huyton, Knowsley, L36 5UX,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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 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 relates to a semi-detached dwelling on Rydal Road, Huyton. The property is two storey and comprises a hipped roof. The immediately surrounding area is residential in character and to the north of the site is McGoldrick Park.

The application seeks permission for a single storey extension to the front, a two-storey side extension, plus a single storey extension to the rear. The front extension would measure 2.8m in width by a depth of 1.25m and would create a porch outside the existing doorway. It would have a lean-to roof reaching a maximum height of 3.5m.

The proposed side extension would measure 3.5m at its widest point, which reduces to 2.6m towards the rear of the extension and would have a total depth being 7.4m. The first floor would be set back 0.5m from the adjoining front wall and it would have a hipped roof reaching a maximum height of 7.9m.

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Finally, a lean-to extension is proposed to project 3m beyond the rear elevation and it would measure 6m in width. The eaves and ridge would measure 2.4m and 3.8m respectively.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The two storey extension would be located to the side of the dwelling, towards the shared boundary with 18 Rydal Road. It would measure 3.5m in width at the front point. The first floor would be set back 0.5m from the adjoining front wall and it would include a hipped roof to match the original roof, with the ridge set below the main roof line. The extension would appear subservient, and it would be set in from the side boundary, which is angled and as such there would be no concerns regarding potential terracing with the adjacent dwelling. The extension to the front would create a small porch to the property and would not appear overly prominent within the street scene.

The rear extension would not be visible within the street scene and 3m deep rear extension would be considered acceptable in scale within this plot. The extensions are proposed to be constructed in brick, render, tiles and UPVC details to match the host dwelling.

The adjacent dwelling, 18 Rydal Road has a garage along the shared side boundary, with the side elevation of the dwelling itself set further in. This facing elevation has one window at first floor, which appear to serve the landing. Additionally, the single storey rear extension would be set in some 1.5m from the boundary. Given the layout it is anticipated that the proposed works to the application property would not greatly affect the outlook or amenity levels enjoyed by No.18. It is also not anticipated that the works would have any significant effect on the amenity of the attached dwelling, No.47, as the two storey element would be located along the boundary away from this dwelling and single storey rear projection of 3m would be considered an acceptable scale to preserve satisfactory amenity values.

The proposed works would increase the number of bedrooms from two to three. The Householder SPD states that the maximum parking standards for this scale of dwelling is 2 parking spaces. The proposed site plan indicates an additional parking space to the front of the property, while the remaining driveway would accommodate one further space. Therefore, satisfactory parking levels could be provided and as such the proposal would not raise any highway safety concerns.

CONCLUSION

It is considered that the proposed extensions are of an acceptable design and scale for the host dwelling. It would not unduly affect the amenity of the surrounding residents or the overall character of the area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/02/2021	001	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

5 May 2021

Alan Kilroe
6 May 2021

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