

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00646/FUL

APPLICANT: Joanne Robb

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 4 Iris Grove, Tower Hill, Kirkby, L33 1ST

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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

N/A

TECHNICAL CONSULTATIONS:

Cadent Gas – No objection but request an informative in relation to existing gas infrastructure.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\ex1ygm8n\21-00646 -ful 4 iris grove tower hill kirkby l33 1st.doc

The application is for the erection of single storey side extension*.

**Amended plans have been received which slightly reduce the side extension at the front and show a single parking space. The description has been amended to remove refer solely to a side extension following the amendment. However, the changes are minor and involve a slight reduction in size and do not materially impact on neighbours. Therefore, no neighbour re- notification is required.*

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. The extension would have a pitched roof like the existing main dwelling and would be proportionate to the main 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 3, the extension would not cause harm to amenity as there are no ground floor side windows on the side of no3 that would be affected by the extension. Therefore, there would be no impact on the residential amenity of 29.

In relation to 5, there would be no harm as the extension would be on the opposite side of the dwelling and away from the boundary with 5.

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

HIGHWAY SAFETY

NPPF para 111 states 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.

The application has been amended to provide 1 parking space at the property. Whilst this is less than recommended in the Householder SPD, it is considered that this would not cause significant harm to highway safety. Overall, the application is consistent with Core Strategy Policy CS7.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties or highway safety. 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

c:\users\balmelj\appdata\local\microsoft\windows\inetcache\content.outlook\ex1ygm8n\21-00646 -ful 4 iris grove tower hill kirkby l33 1st.doc

- 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
06/10/2021	-	-	Parking/Site Plan
06/10/2021	02	-	Existing and Proposed Floor Plans and Elevations
11/08/2021	01	-	Location Plan

Informatives

- 1) Cadent Gas

Gas infrastructure within the vicinity of site. See Letter.

Andrew Hunt

08 October 2021

Alan Kilroe

11 October 2021

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

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\ex1ygm8n\21-00646 -ful 4 iris grove tower hill kirkby l33 1st.doc