

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00179/FUL

APPLICANT: Gary Robbins

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION AND NEW WINDOW
TO EXISTING GROUND FLOOR SIDE ELEVATION

LOCATION OF SITE: 10 Wantage View, Roby, Knowsley, L36 4QP

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 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.

PLANNING HISTORY

None Relevant

TECHNICAL CONSULTATIONS:

Cadent Gas – No objection subject to an informative.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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

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The application is for the erection of a single storey rear extension and new window to existing ground floor side elevation.

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. Whilst the extension would not have a pitched roof, a similar extension next door also has a flat roof. (20/00778/FUL- 12 Wantage View - approved 9/2/21). The extension would also be located at the rear, so would not cause harm to the street scene. 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 8, there would be no harm as the extension would only extend around 3.7 metres at the rear. The extension would also be located away from the dwelling of 8 due to the oblique angles of the property. The extension complies with para 7.4 of the Householder Development SPD as the extension is less than 4 metres in length. The ground floor side window would also not adversely impact the amenity of 8 due to the small scale of the window and the oblique angles of the properties. Therefore, there would be no impact on the residential amenity of 8.

In relation to 12, the extension would not cause harm to amenity as it would only extend around 3.7 metres at the rear and 12 has a similar rear extension. The extension complies with para 7.4 of the Householder Development SPD as the extension is less than 4 metres in length. Therefore, there would be no impact on the residential amenity of 12.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

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.

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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 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
23/03/2022	01	- -	Existing and Proposed Floor Plans
23/03/2022	02	- -	Existing and Proposed Elevations
23/03/2022	03		Existing and Proposed Site Plan
23/03/2022	TQRQM2205915 1952284	-	Location Plan

Informatives

1) Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Andrew Hunt
26 April 2022

Alan Kilroe
28 April 2022

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

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