

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00146/FUL

APPLICANT: Mr Steve Lam

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION AND A SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 17 Ennerdale Close, Tower Hill, Kirkby, Knowsley, L33 2DH

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:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey rear extension and a single storey front extension.

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

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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 extensions would have pitched roofs in line with the existing dwelling. The front extension only projects around 1.35 metres forward, therefore there would be no harm to the street scene given the presence of a number of similar style additions to the front of other properties in the close. 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 15, there would be no harm as the extension would only extend 4 metres at the rear. The extension complies with para 7.4 of the Householder Development SPD as the extension is no more than 4 metres in length. The front extension would also not adversely impact the amenity of 15. Therefore, there would be no impact on the residential amenity of 15.

In relation to 19, the extension would not cause harm to amenity as it would only extend around 4 metres at the rear. The extension complies with para 7.4 of the Householder Development SPD as the extension is no more than 4 metres in length. The front extension would also not adversely impact the amenity of 19. Therefore, there would be no impact on the residential amenity of 19.

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.

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.

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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
04/04/2022	004	-	Location Plans
06/03/2022	003	-	Proposed Elevations
06/03/2022	002	-	Proposed Floor Plan

Informatives

N/A

Andrew Hunt
28 April 2022

Alan Kilroe
28 April 2022

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