

Regeneration and Economic Development Department

APPLICATION NO: 22/00238/FUL

APPLICANT: Michelle Summerfield

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT EXTENSION TOGETHER WITH THE ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 22 Highfield Road, Huyton, Knowsley, L36 3XR

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

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

Primary Residential Development - Primary Residential Development

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

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 house on Highfield Road and seeks planning permission to erect a single storey rear extension and to convert and extend the garage at the front to form a playroom. The rear extension would be the width of the house and 3m deep with a sloping roof. The garage would be extended to the front to bring it forward to the front elevation of the house, with it currently recessed 1.9m back from the main front elevation of the house. The extended garage would also be converted to a playroom. The extended garage conversion would have a sloping roof sloping back to the existing first floor bedroom above the garage. The proposed works would have external walls and roofs to match the existing house.

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POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposals are acceptable and broadly in character with the existing house and surrounding area which has a number of properties that have sloping pitched roofs forward of the main elevation of the dwelling. The proposals would not be detrimental to the visual amenities of the neighbouring properties or the area in general. The application raises no crime or anti-social behaviour issues.

HIGHWAYS

The internal dimensions of the garage measure 5.4m x 2.6m (albeit with an internally opening rear door the useable parking depth is reduced to 4.7m in reality) contrary to the Householder Development SPD which requires minimal internal dimensions of 5.5m length x 2.75m width. The proposal is therefore not considered to cause a loss of a functional parking space at the application site. The 7.8m minimum drive has a length suitable for one car parking space. the proposal would reduce the drive to 5.8m, which is still suitable for a car parking space. There is space within the front garden for a further parking space if required although it is considered that as the parking at the site is not being reduced (taking the garage dimensions and the SPD requirements into consideration) this is not required by condition.

RESIDENTIAL AMENITY

The proposal is for extensions to a house in a residential area and would not be detrimental to the residential amenity of neighbouring dwellings or the wider area,, and no privacy or overlooking issues are raised.

CONCLUSION

The proposal is acceptable in design and would not be detrimental to the visual or residential amenities of the area. The application complies with planning policies and is therefore 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/04/2022	P2B_2022_2408 01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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21/04/2022	P2B_2022_2408 01	-	LOCATION PLAN AND PROPOSED SITE PLAN
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Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Lee Osborne
27 July 2022

Alan Kilroe
29 July 2022

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