

Regeneration and Economic Development Department

APPLICATION NO: 21/00566/FUL

APPLICANT: Miss Carole Turner

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT PORCH / BAY WINDOW EXTENSIONS

LOCATION OF SITE: 38 Norbreck Avenue, Roby, Knowsley, L14 6UW,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY 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 5 neighbours.

As a result, 1 representation has been received. The resident neither objected nor supported the application but rather queried if the underground services/sewers would be affected by the proposed plans. This however would not constitute a material planning consideration and would be dealt with during the appropriate building regulations process.

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 two-storey, semi-detached property on Norbeck Avenue. The property currently has a conservatory on the side and a single storey outrigger, across part of the rear elevation which forms part of the existing kitchen. The property is the end dwelling on this small stretch of road and the side boundary of the site runs diagonally from the junction, such that the site is triangular in shape.

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The proposed works involves the removal of the existing conservatory and the erection of a two-storey extension on the side. The extension would align with the adjoining front elevation, measure 4m in width and have a depth of 5.4m. It is proposed with a hipped roof with the eaves and ridge attaining 5m and 6.8m respectively. The side section would also include a bay window to the front, with an overhanging canopy roof which would also stretch across to cover the main doorway.

Permission is also sought for the addition of a single storey rear extension. This would measure 1.8m in depth by a width of 2.65m. This would protrude beyond the main two-storey rear elevation and link into the side of the existing single storey outrigger. It would have a lean-to roof reaching a maximum height of 3.5m.

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 side extension would align with the existing front elevation of the property. The roof design would be hipped to echo the main roof formation, with the forward-facing roof slope appearing as a continuation of the existing roof, although the ridge would be stepped down approximately 0.7m. Given the shaped of the site, at the closet point the extension would be 2.1m from the side boundary, with this distance increasing to over 6m as you move toward the front elevation. Given the distance to the side boundary, there would be no concerns about the continuation of the front elevation causing a potential terracing affect with the adjacent dwelling and there would be no issue with unsightly bonding of old and new bricks, given the rendered finish. The lowers ridge height would also ensure the extension would appear subservient on the host dwelling.

The ground floor of the side extension also includes a bay window, protruding an additional 0.6m to the front, with a canopy roof which also extends across to cover the main entrance of the dwelling. The bay window would mirror the existing windows within the original front elevation and therefore would not appear out of character for the property.

The rear extension is small in scale and would affectively infill the section between the existing single storey outrigger and the side boundary with 40 Norbeck Avenue. The mono-pitched roof would also link into the existing roof on the single storey rear section. Given the rear location this section would not be visible within the street scene. Overall, it is considered that the design and scale of the proposed works would be acceptable on this dwelling.

The single storey rear extension would only protrude 1.8m beyond the adjoining rear wall of No.40 and therefore would have no significant effect on the outlook form this dwelling. The property to the other side, 36 Norbeck Avenue, sits at 90 degrees to the application property and has previously been extended to the side. The proposed two storey side extension would sit beyond the side elevation of the property and would not overlap with the rear elevation of No.36. Additionally, the side extension at no.36, which would be in the closest proximity to the proposed extension, does not have any window in the facing rear elevation. The proposed rear extension would be screened by the existing single storey outrigger and would not be visible from this dwelling. Given the layout and the distance from the boundary, it is considered that the proposed extensions would not unduly affect the outlook of the dwelling at No.36 or cause any significant overshadowing to this property.

The proposed works would result in a total of three useable bedrooms in the property. In line with the Councils parking standards a property of this size would be expected to provide two in curtilage parking spaces. The area directly in front of the property is all hardstanding and is of adequate size to accommodate two cars. Therefore, sufficient parking would be retained, and the proposal would not raise any highways safety concerns.

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CONCLUSION

The proposed works are considered to be of an acceptable design and scale for the host dwelling. They would have no significant effect on the character of the, nor would they unduly affect the amenity of the surrounding residents. 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):-

- 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
10/06/2021	2021/NGCT/02	-	BLOCK PLAN AND ROOF PLAN
10/06/2021	2021/NGCT/01	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

24 August 2021

Signed

Mark Quinn

25/08/21

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