

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00551/FUL

APPLICANT: Miss Emma Glover

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF TWO STOREY SIDE AND SINGLE STOREY SIDE/REAR
EXTENSION

LOCATION OF SITE: 2 Rosebank Road, Huyton, Knowsley, L36 3AB

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

N/A

TECHNICAL CONSULTATIONS:

N/A

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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road huyton knowsley l36 3ab.doc

The application is for the erection of two storey side and single storey side/rear extension.

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 Two Storey Side extension would be pitched like the existing roof and would be set back from the main front wall by over 1 metre. 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 Mardale Walk, the two storey side extension would only be around 2.3 metres closer than the existing property. It would be set back from the main dwelling by 1 metre at first floor level around would be 1 metre lower in height than the existing building. The extension would not cause significantly greater impact on the light and outlook of 8 than the existing dwelling as the existing dwelling already blocks light and outlook from this direction. The single storey side/ rear extension would also not cause harm to 8.

In relation to 4 Rosenbank Road, the first floor extension would be on the opposite side of the house and the single storey part of the extension would only project around 2.5 metres along the boundary which is less than the 4 metres permissible in the Householder Development SPD, therefore there would be no harm to 4.

The extension complies with the Householder Development SPD. 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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PS/DC/OP04/05	003	23/9/02

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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
30/06/2021	TQRQM2118017 2929527	-	Location Plan
30/06/2021	P01	B	Existing/Proposed Ground Floor
30/06/2021	P03	B	Existing/Proposed First Floor
30/06/2021	P04	-	Existing/Proposed Front Elevations
30/06/2021	P06	B	Existing/Proposed Side Elevations
30/06/2021	P02	B	Demolition Ground/First Floor
30/06/2021	P05	-	Existing/Proposed Rear Elevation

Informatives

N/A

Andrew Hunt

16 August 2021

Alan Kilroe

1 September 2021

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PS/DC/OP04/05	003	23/9/02

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