

Regeneration and Economic Development Department

APPLICATION NO: 21/00417/FUL

APPLICANT: Mrs Kerry Nash

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF A PART SINGLE STOREY PART TWO STOREY SIDE
EXTENSION

LOCATION OF SITE: 23 Horseshoe Drive, Field Lane Estate, L10 4UF

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

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 9 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 modern detached house on a corner plot on Horseshoe Drive, with Brookbank Court to the side. The application is for the erection of part two storey and part single storey extension to the gable of the dwelling. The extension would be on the side of the house adjacent 21 Horseshoe Drive. The extension will comprise a garage with dining room to the rear on the ground floor with bedroom and en-suite to the first floor. The extension will be 8.8m deep, the depth of the dwelling including the single storey W.C at the front of the house. The two storey extension will be from the rear of the house up to 1m of the main front elevation of the house, The single storey part of the extension would extend from the front of the two storey element a depth of 1.4m to the front of the single storey W.C at the front, approximately 1.4m. The depth of the extension would be 2.7m. The roof of the two storey extension would be pitched with the ridge at 90 degrees to the existing roof and a lower ridge

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height due to the set back of 1m, The single storey element of the extension would have a sloping roof tied into the sloping roof of the existing WC at the front of the house. Materials would match the existing dwelling.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is acceptable and would broadly be in character with the existing house. The proposal would be set back 1m at first floor level from the front elevation of the first floor of the existing house to mitigate any potential future terracing effect and comply with the Household Development SPD. The application would be acceptable in the street scene and would not be detrimental to the visual amenities of neighbouring properties or the area in general.

The proposal therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

HIGHWAYS

At present there are two parking spaces. The garage would not be suitable for parking due to the internal width. However, two cars could be parked on the front garden area if that were flagged. It is indicated that part of the front garden area would be hard surfaced for parking purposes although the indicated area appears to be not of sufficient size for the parking of two cars, and therefore a condition is recommended requiring a parking scheme for parking to be submitted and approved, and that agreed scheme implemented, prior to first use of the extension. The Household Development SPD notes that with regard to extensions "In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling." Although the proposal would result in the dwelling having 4 bedrooms there is not a particular issue with on-street parking in the locality and it is considered that two maintaining two parking spaces within the curtilage is sufficient.

As such the application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

The application is for an extension to a house in a residential area and raises no residential amenity issues and raises no privacy or overlooking concerns. The application therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposed application would be satisfactory in design and would be acceptable in the street scene. The proposal would not be detrimental to the visual or residential amenities of the neighbouring properties or the wider area. Parking for two cars could be accommodated on the front garden area and no other issues are raised. The application therefore 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).

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- 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) Notwithstanding any submitted details the extension hereby permitted shall not be brought into use until a scheme for the parking of two cars within the front curtilage area of the application site has been submitted to and approved in writing by the Local Planning Authority, and the agreed scheme implemented. The agreed parking area shall be retained at all times thereafter. For the avoidance of doubt each parking space shall be a minimum of 5m long (5.5m where in front of an up and over garage door but not a rollup garage door) and 3m wide, and no surface water run-off onto the highway shall occur from the agreed parking area.

Reason: To ensure that adequate on-site vehicle parking is provided in the interests of highway safety and to comply with Policies CS2 and 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 June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/05/2021	03	-	Location Plan
23/07/2021	02	A	Proposed Floor Plans and Elevations

Lee Osborne

26 July 2021

Alan Kilroe
26 July 2021

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