

Regeneration and Economic Development Department

APPLICATION NO: 21/00737/FUL

APPLICANT: Mr Liam Timmins

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 3 Milton Avenue, Whiston, L35 2XY

KNOWSLEY LOCAL PLAN ALLOCATION –

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:

Whiston Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 12 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 two-storey, semi-detached dwelling on Milton Avenue, Prescott. Permission is sought for the erection of a two-storey side extension.

The extension would be set back 0.5m from the principal elevation, have a width of 3.37m and measure 6.47m in depth. The addition would be finished with a gable end roof, with the eave reaching 4.6m and the ridge measuring 7m.

POLICY CONSIDERATION

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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 proposed two storey extension would be set back from the principal elevation, while the ridge would be stepped down from the main roofline. As such the development would appear subservient to the host dwelling. The design on a whole would be in keeping with the original dwelling, with a gable end roof to echo the appearance of the main roof and the proposed openings would be of a similar scale/orientation. The finished materials are also proposed to match the existing property.

The extension would project towards the shared side boundary with 1 Milton Avenue. This dwelling is set at an angle from the application property and faces towards the junction with Walpole Avenue. No.1 has recently been enlarged with the addition of a two-storey side extension. The proposed site plan includes a 45 degree line from the ground floor kitchen window in the rear of No.1, which shows the very outer corner of the extension would breach this line. There is also a patio door, serving the dinning room, closer to the shared boundary and the extension would cross a 45 degree line from this opening. However, the kitchen and dining room are open plan across the rear of this dwelling and the full depth of the side extension. The approved plans for the adjacent dwelling also show a further window in the side elevation, which serves this room, plus a large window in the front elevation. As there are several windows serving this one room, it is not considered that the extension would have an unacceptable impact in terms of the outlook or the overall level of light afforded to this property. Furthermore, the extension would be set in approximately 1.2m from the shared boundary and it is not considered that the extension would appear overbearing in relation to this property.

As the extension would be set to the side of the dwelling, it would not have any significant impact on the amenity of the attached property, 5 Milton Avenue.

The extension would increase the total number of bedrooms from two to four within the property. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces. The site plan proposes an additional area of paving to the front of the dwelling, which could accommodate sufficient parking. As such the development would not create any highway safety concerns.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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).

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- 2) 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.

- 3) 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.

- 4) No part of the development hereby permitted shall be brought into use until the area of hardstanding shown on drawing no PL-02 Rev.A received on 21st October 2021; has been laid out in accordance with that plan. The hardstanding shall be made available for the parking of cars at all times thereafter that the proposed development is in use.

Reason: To ensure adequate garaging/off street parking provision is retained and thereby avoid the harm to amenity, safety or convenience caused by on street parking and to comply with Policies T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/09/2021	PL-04 (1)	-	PROPOSED PLANS AND ELEVATIONS
21/10/2021	PL-02 Rev.A	-	PROPOSED SITE PLAN
15/09/2021	PL-01 (1)	-	LOCATION PLAN

Louise Everard

11 November 2021

Signed

Mark Quinn
12/11/21

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