

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00662/FUL

APPLICANT: Mr Halligan

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: DEMOLITION OF EXISTING CAR PORT TOGETHER WITH THE ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 131 Dragon Lane, Whiston, L35 2UE

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

An application for a garage was approved at the property (74/07122/HIST – approved 7/10/1992).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 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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The application is for the demolition of existing car port together with the erection of a two storey side extension and a single storey 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. In relation to the two storey side, this would not be set back 1 metre from the main front wall in accordance with Para 7.2 of the Householder SPD. However, due to the staggered arrangement of the existing dwelling, the extension would be set back around 88cm from the main front wall (the bay window). The extension would also be set back a further 38cm from the point of the wall nearest the extension. Overall, the shortfall of 12cm does not materially impact on the streetscene or cause a terracing effect.

The single storey rear extension would have a pitched roof like the existing dwelling and would not be readably visible from the streetscene. 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 129, there are no main habitable room windows at first floor level that would be impacted by the proposed two storey side extension. In relation to the proposed single storey rear extension, 131 has an existing rear extension which currently extends around 2.4 metres beyond the original house. The single storey rear extension would extend a further 2 metres beyond this. Resulting in a total length of around 4.4 metres. However, 129 has two rear extensions which project a significant distance. Therefore, the proposed single storey rear extension would not project significantly beyond the rear of 129. As a result, the extension of 131 would not materially impact on the residential amenity of 129.

In relation to 133, there would be no harm to amenity as the two storey side extension would be on the opposite side of the dwelling. 133 has been extended at the rear by a similar amount as 131, therefore the single storey extension would only project beyond 133 by around 2 metres. This would not materially impact on the amenity of 133.

The proposal 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:

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

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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 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
03/09/2021	MB – 131DL - 02	Rev A	Proposed Plans and Elevations
16/08/2021	100047474	-	Location Plan

Informatives

N/A

Andrew Hunt

11 November 2021

Signed by

Mark Quinn

12/11/2021

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

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