

Regeneration and Economic Development Department

APPLICATION NO: 21/00860/FUL

APPLICANT: Mr A Arama

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: RETENTION OF SINGLE STOREY SIDE EXTENSION AND PART GARAGE
CONVERSION

LOCATION OF SITE: 2 Woburn Drive, Cronton, Knowsley, WA8 5DN,

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:

Cronton Parish Council - No Comments Received

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 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 semi-detached bungalow on Woburn Drive. Planning permission was previously granted under 20/00790/FUL for the erection of a single storey side and rear extension, including the partial conversion of the garage. The previous extension adjoined the rear of the garage and spanned the full depth of the property.

The partial conversion of the garage and a side extension have since been implemented; however the depth of the side element has been reduced by approximately 5.7m. Retrospective permission is now sought for the amended proposal.

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

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 revised scheme seeks the retention of a smaller side extension than previously approved. The scale of the development is therefore considered acceptable within the site. The design is generally similar, with the front elevation remaining the same. The amended design reduces the length of the flat roof retained to the side, bringing the new gable end roof further forward than previously approved. However, the overall height would remain the same and the extension would still appear clearly subservient to the original dwelling. As such the design is considered appropriate for the property.

The side extension is sited towards the boundary which is shared with the rear boundary of 63 Hall Lane. The reduced depth of the extension ultimately reduces the built form that would be visible from this property. The amendments to the roof reposition the pitched roof alongside a detached garage which sits on the other side of the boundary. The maximum height of the roof would be the same as previously approved and given its amended position beside the garage, it would be more screened than the original proposal. There is no additional opening proposed in the side elevation facing the boundary. With regards to the impact on the visual amenity of the neighbouring properties, it is considered that the amended proposal does not unduly affect the surrounding dwellings.

The area to the front of the dwelling, predominantly consists of hard standing. This area would easily accommodate two parking spaces, which is adequate for this size of dwelling. Therefore, the conversion of the garage does not pose any highway safety concerns.

CONCLUSION

The extension and garage conversion are considered to be of an acceptable scale and design. They do not have a detrimental impact on the residential amenity of the surrounding residents or the overall character of the area. 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/10/2021	AAA/04.21/001	-	EXISTING ELEVATIONS, ROOF PLAN AND BLOCK PLAN AND PROPOSED ROOF PLAN AND BLOCK PLAN

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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26/10/2021	AAA/02.21/022	-	PROPOSED REAR AND SIDE ELEVATIONS
26/10/2021	AAA/04.21/021	-	PROPOSED FRONT AND SIDE ELEVATIONS
26/10/2021	AAA/04.21/011	-	PROPOSED FLOOR PLAN

Informatives

Louise Everard

16 December 2021

Alan Kilroe

17 December 2021

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