

Regeneration and Economic Development Department

APPLICATION NO: 21/00093/FUL

APPLICANT: Mr Anthony Davies

WARD AFFECTED: Whitefield

DEVELOPMENT: DEMOLITION OF GARAGE AND THE ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 17 Millbrook Crescent, Kirkby Park, Kirkby, Knowsley, L32 1TJ,

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 3 neighbours. It has also been advertised by Site Notice. 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 the western side of Millbrook Crescent, Kirkby. The property is of brick finish and contains a gable end roof. There is a detached garage to the side of the dwelling. The area is residential in character, with the property surrounded by similar bungalows and to the rear of the site is Millbrook Millennium Green.

The application seeks permission to demolish the detached garage and erect a single storey extension on the side of the dwelling. It would measure 2.6m in width by 10m and would span the entire depth of

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the dwelling, aligning with the existing front and rear building line. It would have a gable end roof, with the eaves and ridge linking into the existing roof formation and would measure 2.4m and 4.4m respectively.

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 proposed extension would project 2.6m beyond the side elevation and would span the depth of the dwelling, respecting the front and rear building line. The proposal would include the continuation of the existing gable end roof formation over the side addition. It would create one additional window in both the front and rear elevation, plus one small bathroom window in the side elevation. The extension is proposed in facing brickwork and tiles, which would match the original property and overall, the design would be in keeping with the character of property and surrounding area.

The extension would be sited towards the shared side boundary with 15 Millbrook Crescent. However, there is currently a wall along the boundary and the garage for no.15 also abuts the boundary. Given this layout, the proposed extension would largely be screened from view from the adjacent dwelling. Therefore, it would not unduly affect the outlook or amenity values enjoyed by the adjacent dwelling and the small side window at ground floor level would not raise any privacy concerns. Also, as the extension would be located entirely to the side of the existing dwelling, there would be no real impact on the amenity of the attached property, 19 Millbrook Crescent.

The proposal includes the demolition of the garage (which has already taken place), to make way for the side extension. The internal dimension of the garage where substandard and therefore its loss would not reduce the useable parking available for the property. The proposed layout plan also demonstrates that two parking spaces would be located to the front of the dwelling, which is adequate for a 2 bed property and as such the proposal would not raise any highway safety concerns.

CONCLUSION

The design and scale of the proposal are considered acceptable for the property and the wider area. There would be no detrimental impact on the street scene or the amenity values of the surrounding dwelling. 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 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/02/2021	0000	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS
05/02/2021	00A4	-	PROPOSED LAYOUT

Informatives

Louise Everard

29 April 2021

Alan Kilroe

30 April 2021

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