

Regeneration and Economic Development Department

APPLICATION NO: 21/00178/FUL

APPLICANT: F RUSH

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: FIRST FLOOR REAR EXTENSION

LOCATION OF SITE: 2 Ramsey Close, Whiston, L35 3UA

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - Prescot/Whiston Area

RELEVANT POLICIES

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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 6 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 proposal relates to a modern detached house on Ramsey Close at the junction with Pinnington way. The application seeks planning permission for a bathroom above part of the existing kitchen at the rear of the house behind a bedroom. The proposal would provide a second bathroom in this 4 bedroomed house. The extension will infill over the flat roof part of the kitchen in the corner of the dwelling; it will not project beyond the main rear elevation of the dwelling and will be broadly in line with the rear elevation of the neighbouring house. The roof would be pitched and ridged into the main roof of the house.

POLICY CONSIDERATIONS

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

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The proposal 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 proposed extension is acceptable and broadly in character with the existing dwelling. The proposal will not be detrimental to the visual amenities of neighbouring properties or the area in general.

HIGHWAYS

No highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and will not be detrimental to the residential amenities of the neighbouring dwellings or the wider area. The proposed extension would sit within the footprint of the existing dwelling and there will be no overlooking or privacy issues with the house to the side and to the rear because they do not have windows on their gables. Whilst the window should be obscure glazed for privacy and residential amenity purposes it is considered that it can be side opening due to the lack of windows looking onto the site from the house to the rear.

CONCLUSION

The proposal is acceptable in design and will not be detrimental to visual or residential amenities of the area, whilst no highways issues are raised. The proposal 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).

- 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.

- 4) The extension hereby permitted shall not be brought into use until the proposed window on the rear elevation on the extension has been glazed with obscure glass to level 4/5. The glazing of the window shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of the dwelling and the area and to ensure the development complies with Policies CS2

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/04/2021	1452-01	-	Location Plan
24/04/2021	E-003	1	Existing Ground Floor Plan
24/04/2021	E-004	1	Existing First Floor Plan
24/04/2021	P-004	1	Proposed First Floor Plan
24/04/2021	E-001	1	Existing Rear Elevation
10/05/2021	P-001	1	Proposed Rear Elevation
24/04/2021	E-002	1	Existing Side Elevation
24/04/2021	P-002	1	Proposed Side Elevation
24/04/2021	P-005	1	Proposed Roof Plan

Lee Osborne

10 May 2021

Alan Kilroe
11 May 2021

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