

Regeneration and Economic Development Department

APPLICATION NO: 21/00196/FUL

APPLICANT: Ms Carla Robinson

WARD AFFECTED: Northwood

DEVELOPMENT: DEMOLITION OF EXTERNAL STORE TOGETHER WITH THE ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR

LOCATION OF SITE: 58 Thistley Hey Road, Southdene, Kirkby, L32 8UJ

KNOWSLEY LOCAL PLAN ALLOCATION –

Proposed Tram Line - Proposed Merseytram Tramway - Line 1 Within 200m Buffer

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 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 property is a two-storey end terrace, located on the western side of Thistley Hey Road, Kirkby. The property has a small external store, attached to the rear of the dwelling. The proposed works is to remove this storage area and construct a single storey lean to style extension, across part

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

of the rear elevation. It would align with the side elevation of the property, project 2.15m to the rear and have a width of 4.8m. The mono pitch roof would have a maximum height of 3.4m, while the eaves would reach 2.4m.

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 is single storey and relatively small in scale. It would have a simplistic mono-pitch roof and is proposed in render, concrete tiles and UPVC detailing to match the original dwelling. Given the rear location it would not be visible from the highway. To the rear of the property, appears to be an area of communal amenity space, which the extension may be viewed from. However, given the limited scale it would not appear obtrusive, and the scale would be considered appropriate for both the dwelling and the location.

The extension would only project 2.15m and would be set in 2.2m from the shared boundary with the attached dwelling, 60 Thistley Hey and thus would not significantly affect the outlook or light from this property. The side boundary of the site faces towards the rear elevation of 52-56 Thistley Hey Road, with the proposed extension directly parallel with No.52. The extension and the rear boundary of No.52 appears to be separated by a pathway of approximately 4m in width and therefore, given the limited scale of the proposal, it is not anticipated that the extension would cause any undue shadowing to the rear garden area of this dwelling. Neither would it raise any concerns regarding privacy as there are no windows proposed in the side elevations.

CONCLUSION

It is considered that the design and scale of the proposed extension is acceptable for the host dwelling. Its addition would not unduly affect the 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 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.

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

- 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
08/03/2021	20/025	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

12 May 2021

Alan Kilroe
12 May 2021

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