

Regeneration and Economic Development Department

APPLICATION NO: 21/00110/FUL

APPLICANT: Mrs Karen Fahey

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 9 Aster Drive, Tower Hill, Kirkby, L33 1SW

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 is for the erection of a single storey side extension to the semi-detached property at 9 Aster Drive in Kirkby. The extension would provide a new sitting room, wet room and tool shed. Plans as originally submitted proposed to erect a two storey side extension. However, due to concerns regarding the impact of a two storey extension on amenity, plans were amended to omit the first floor element of the proposed extension.

The proposed development would sit in line with the principal elevation of the existing property and would extend approximately 2.6m at the side. The extension would measure 8.4m in length along the side elevation of the property and would sit flush with the rear elevation of the property. The extension would also have a pitched roof measuring 2.5m in height to the eaves and 3.9m to the ridge.

RELEVANT PLANNING HISTORY

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None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed development would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed extension to No. 7 Aster Drive, the development would not adversely affect the amenity of this property.

No's 15 and 17 Aster Drive are located to the north of the application site and the rear elevations of these properties would face towards the side of the proposed extension. There are no windows proposed to the side of the extension and therefore, no privacy issues are raised. There would be an interface distance of approximately 8.5m between the extension and No. 15 and a greater interface distance of over 10m to No. 17. Given the scale of the proposed extension, it is not considered to appear unduly dominant in relation to these properties and would not significantly affect the outlook or levels of light to the occupiers.

HIGHWAYS

Whilst the proposal would be removing the area to the side of the property for parking, there is sufficient room, in accordance with the Council's maximum parking standards, to accommodate a maximum of 3 cars within the curtilage of the property.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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
12/02/2021	-	-	LOCATION PLAN
13/05/2021	6	REV B	PROPOSED ELEVATIONS
13/05/2021	3	REV A	PROPOSED GROUND FLOOR PLAN
13/05/2021	4	REV A	PROPOSED FIRST FLOOR PLAN

Informatives

Chloe Roberts

17 May 2021

Alan Kilroe

18 May 2021

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

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