

Regeneration and Economic Development Department

APPLICATION NO: 21/00286/FUL

APPLICANT: Mrs Angie Randells

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 19 Yew Tree Road, Huyton, Knowsley, L36 5UG.

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 (Adopted June 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

National Planning Policy Framework

Householder Development Supplementary Planning Document (2016)

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours.

There have been 0 letters of objection, 1 letters of support and 0 letters of comment. The representations are summarised as follows:

- "I have no objection to this work taking place & have offered access across my property if required during construction".

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.

PLANNING HISTORY:

Planning Permission granted in October 2008 for the erection of a conservatory to the rear of the dwelling (application reference 08/00509/FUL).

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

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two-storey semi-detached dwelling located in a residential area in Huyton. Planning permission is sought for the erection of a single-storey rear extension in order to create an open plan kitchen, dining and living room at the property.

The proposed single-storey rear extension would extend beyond the rear wall of the dwelling by 2.5m and would measure 7.9m in length. The rear extension would consist of a mono-pitched roof which would measure a ridge height of 3.40m.

POLICY CONSIDERATIONS

The application site is identified as an area for Primary Residential Development on the Local Plan Policies Map. Therefore, a domestic extension at the application site is considered acceptable in principle, subject to complying with the relevant local policies and guidance.

The relevant policies and guidance for the determination of this application are the Local Plan Core Strategy (2016) policies CS2 and CS19, the saved policies H5 and H8 of the Replacement Unitary Development Plan (2006) and the Householder Development Supplementary Planning Document (2016).

The key policies set out above require that house extensions show a high level of design, which would be in keeping with the character of the property and the immediate locality; maintains a good standard of amenity for existing and future occupants; avoids causing harm to privacy and outlook to preserve the amenities of the neighbouring dwellings; and would ensure that adequate vehicle parking and garden areas would remain for use by the occupants of the extended property.

DESIGN, ACCESS, AND CRIME PREVENTION

The proposed single-storey rear extension would be faced in materials that would complement those used on the application dwelling. The proposed rear extension would comprise of a mono-pitched roof which would measure a ridge height of 3.40m. The single-storey rear extension by reason of its design and scale would appear subservient and in keeping with the main dwelling and the character of the surrounding area. There are no issues raised in terms of crime and anti-social behaviour from the proposed development.

HIGHWAYS

It is considered that the proposal would not affect the existing level of parking provision at the site. The proposal is considered to have no adverse impacts on highway safety.

RESIDENTIAL AMENITY

No.21 Yew Tree Road

The Householder Development SPD states that a single-storey rear extension would generally be acceptable if it extends no more than 4m from the original rear wall of the dwelling. The proposed single-storey rear extension would extend beyond the original rear wall of the dwelling by 2.5m and would be situated immediately at the party boundary and therefore is in accordance with the SPD. The proposal based on its design, scale and sitting would not appear overbearing from the neighbouring dwelling nor would it affect outlook, privacy, and levels of light for the occupants at no.21 Yew Tree Road. The proposal is compliant with policy CS19 of the Local Plan Core Strategy, the saved policies H5 and H8 of the Replacement UDP and the Householder Development SPD.

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No.17 Yew Tree Road

The proposed rear extension would project 2.5m from the rear wall of the property and would be positioned immediately at the party boundary. The proposed rear extension would also be located 6.2m from the rear boundary of the application site. The rear extension is considered to raise no concerns regarding outlook, light, and privacy for the residents of no.17.

The proposal is considered to not cause detriment to the residential amenities of other properties surrounding the application site.

OTHER ISSUES:

None.

CONCLUSION:

The application proposal as amended is acceptable in terms of design and would result in no detrimental harm to residential amenity, highway safety and crime. The application complies with the local planning policies and guidance and therefore is recommended for approval.

RECOMMENDATION:

- 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 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
09/04/2021	SLP1	-	SITE LOCATION PLAN
09/04/2021	SBP1	-	SITE BLOCK PLAN
05/03/2021	DS20/38/04	-	PROPOSED ELEVATIONS
05/03/2021	DS20/38/03	-	PROPOSED FLOOR PLANS

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Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Rachel Maddison

18 May 2021

Alan Kilroe

19 May 2021