

Regeneration and Economic Development Department

APPLICATION NO: 21/00766/FUL

APPLICANT: Mr Peter Critchley

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT/SIDE/REAR EXTENSION

LOCATION OF SITE: 129 Dragon Lane, Whiston, L35 2UE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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:

Whiston Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 12 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 relates to a two-storey, semi-detached dwelling on Dragon Lane. The property has an existing lean-to style extension across the rear of the dwelling.

Permission is sought for the erection of a part two storey extension to the side of the dwelling, plus a single storey addition to the front, side and rear of the dwelling.

The two-storey element would sit back 1m from the principal elevation and measure 2.3m in width by a depth of 6m. It would consist of a hipped roof, with the ridge reaching a maximum height of 7.4m. A single storey extension would sit in front of the two-storey section and would measure 2.1m in depth, which

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would include a 1.1m projection beyond the front elevation. This would also link into the existing porch to the front of the dwelling.

The proposal also includes a single storey element to the rear of the two-storey extension. It would measure 3m in depth and would link into the side of the existing rear lean to. The single storey sections would be finished with mono-pitched roofs.

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 two-storey side extension would be set back 1m from the adjoining front wall, while the ridge height would sit below the main roof line. Due to the design the extension would appear subservient on the host dwelling, and it would not result in a potential terracing affect, should the neighbouring dwelling also seek to extend to the side. The forward extension would be single storey, linking into the existing porch with a pitched roof and would not appear out keeping with the character of the area in terms of scale or design.

The rear section would not be visible within the street scene. It would adjoin the side of the existing rear element, resulting in a lean-to style extension spanning the entire width of the original dwelling, plus the proposed side extension. The works would be finished in red brickwork and render, with white UPVC openings to match the existing. Overall, the proposal would be of an appropriate design for the dwelling and the scale would be acceptable within the site.

The additional built form would sit to the side of the original dwelling plus the existing porch and rear extension, alongside the southwestern boundary with 131 Dragon Lane. As such the proposal would have no real impact on the amenities of the attached dwelling, 127 Dragon Lane.

No.131 also has a single storey extension to the rear; therefore, the majority of the proposal would appear to sit to the side of this dwelling. The neighbouring dwelling has one obscurely glazed first floor window in the side elevation. As such, it is not considered that the development would detrimentally affect the amenity levels of No.131 or any surrounding properties.

The extension would increase the total number of bedrooms from three to four within the property. In line with the Council’s parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces. The area to the front of the dwelling in block paved and currently provides two in-curtilage parking spaces. This level of parking would be retained within the site and there is no scope to provide an additional. While this falls short of the parking standards, it should be noted that they are maximum standards. There also appear to be a certain level of on street parking within the surrounding area. It therefore is considered that the addition of one bedroom within this location would not result in such a demand for parking that would be detrimental to the safety of the surrounding highway.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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.

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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 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
28/09/2021	02/09/129	-	PROPOSED FLOOR PLAN AND FRONT ELEVATION
28/09/2021	03/09/129	-	PROPOSED FLOOR PLAN AND REAR ELEVATION
28/09/2021	04/09/129	-	PROPOSED SIDE ELEVATION

Informatives

None Required

Louise Everard

24 November 2021

Signed by

Mark Quinn

24 November 2021

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