

Regeneration and Economic Development Department

APPLICATION NO: 21/00215/FUL

APPLICANT: Warburton

WARD AFFECTED: Swanside

DEVELOPMENT: SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 8 Sandown Avenue, Roby, Knowsley, L14 7AS,

KNOWSLEY LOCAL PLAN ALLOCATION –

Sites for Housing Development - Sites Allocated For Housing Development

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 87/00001/TPO

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 4 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 detached dwelling, on Sandown Avenue. It is located within a modern housing estate within Roby and the surrounding area is residential in character.

The application seeks permission to erect a single storey extension to the rear of the dwelling. It is proposed to measure 3m in depth, spanning a width of 5.6m. The design comprises a flat roof, reaching 2.7m in height and would contain a central lantern style roof light, protruding an additional 0.25m.

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POLICY CONSIDERATION

The site is identified as a Site for Housing Development in the Local Plan Policies Map, which has since been built out. A domestic extension would therefore 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 single storey extension is proposed to the rear of the dwelling and would be finished in brickwork and UPVC detailing to match the original dwelling. It is of an acceptable scale for the host dwelling and would retain ample amenity space. The design includes a flat roof with a lantern roof light. Although the roof style would not be consistent with the main roof form, given the rear location and the fact it is single storey, it would not be visible within the street scene. The design would therefore be acceptable within this location and would not detract from the overall appearance of the property.

The extension would align with the existing side elevation which faces the boundary with 10 Sandown Avenue. The rear elevation of the application property sits slightly behind that of No.10 and as such, although the extension would be 3m deep, the rear building line would be approximately 3.9m beyond the rear of No.10. However, as the property is detached, it would be set in slightly from the boundary and given the single storey nature of the proposal, it is considered that it would result in an acceptable relationship and would not unduly affect the amenity of No.10 and would accord with the parameters set out in the Householder Development SPD.

With regards to the dwelling on the other side, 6 Sandown Avenue, the extension would be set over 3m from the shared side boundary and therefore have no significant effect on the outlook or amenities enjoyed by this dwelling.

CONCLUSION

It is considered that the proposed extension is of an acceptable design and scale for the host dwelling. It would not have a detrimental impact on 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.

- 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.

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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
19/03/2021	P03	-	PROPOSED FLOOR PLAN
19/03/2021	P04	-	PROPOSED REAR ELEVATION
19/03/2021	P05	-	PROPOSED SIDE ELEVATION

Informatives

Louise Everard

12 May 2021

Alan Kilroe

12 May 2021

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