

Regeneration and Economic Development Department

APPLICATION NO: 21/00206/FUL

APPLICANT: Mr Mark Ashton

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 70 Alscot Avenue, Field Lane Estate, L10 0AL

KNOWSLEY LOCAL PLAN ALLOCATION:

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

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 6 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:

The application relates to a two-storey semi-detached dwelling.

The proposal is for the erection of a single-storey side extension which would form a fitness room at the property.

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

The proposed single-storey side extension would extend beyond the side wall of the dwelling by 2.6m and would measure 6.7m in length. The rear extension would consist of a pitched roof which would measure a ridge height of 3.8m.

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 side extension would be faced in materials that would match those used on the application dwelling. The side extension would comprise of a pitched roof echoing the design of the roof of the original dwelling and would measure a ridge height of 3.8m. The proposed side extension would sit 0.16m from the shared boundary with no.72 Alscot Avenue. The single-storey side extension by reason of its design and scale would appear subservient and in keeping with the main dwelling. There are no issues raised in terms of crime and anti-social behaviour from the proposed development.

HIGHWAYS

There is a driveway at the side of the property which is of an adequate size to accommodate two in curtilage car parking spaces.

The Householder Development SPD (2016) requires that car spaces provided at the side of the dwelling should have a minimum dimension of 2.75m in width and 5.0m in length. The proposed development would result in no loss of the parking spaces from within the curtilage of the application site. The car parking spaces are sufficient in dimensions to accommodate standards cars. It is considered that adequate parking would remain for use by the residents of the extended property.

The proposal is considered to cause no detrimental harm to highway safety.

RESIDENTIAL AMENITY

No.72 Alscot Avenue

The proposed single-storey side extension would extend beyond the original side wall of the dwelling by 2.6m and would be situated 0.16m from the party boundary. The side extension 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.72 Alscot Avenue. 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.

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

Link Villa 850 Moor Lane

The proposal would be located approximately 8.9m from the rear boundary of the application site and there would be a separation distance of approximately 28.54m between the non-habitable window on the extension and the ground and first floor habitable windows on the rear elevation of Link Villa 850 Moor Lane. The proposal is compliant with the New Residential Development SPD which requires a 22m interface distance to be maintained between existing rear principal elevations and proposed principal elevations for two storey properties. The proposal by reason of its adequate interface distance, sitting, scale and design would appear to have no unacceptable impact on the neighbours amenity in terms of privacy, outlook, and overshadowing.

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

OTHER ISSUES:

It appears common practice in the area to store refuse bins to the front or side of the properties. The refuse bins will remain stored at the side of the property and would not harm the visual amenity of the area.

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.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/04/2021	SGAA/21-A	REV A	EXISTING AND PROPOSED FLOOR PLANS
29/04/2021	SGAA/21-B	REV A	EXISTING AND PROPOSED ELEVATIONS
12/05/2021	SGAA/21-C	REV A	SITE AND LOCATION PLANS

Informatives

Rachel Maddison

13 May 2021

Alan Kilroe
13 May 2021