

Regeneration and Economic Development Department

APPLICATION NO: 21/00045/FUL

APPLICANT: Mr Paul Tierney

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 16 Keswick Way, Roby, L16 2NP

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:

None Required.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 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 two storey side extension to the semi-detached property at 16 Keswick Way in Roby. The extension would provide an extended kitchen/dining area at ground floor level and a fourth en-suite bedroom at first floor level. Plans as originally submitted were amended to set back the front of the proposed extension further from the principal elevation of the existing property, to lower the roof of the extension and to create an additional parking space within the curtilage of the property.

The ground floor element of the proposed extension would be set back 0.4m from the principal elevation of the existing property, whilst the first floor element of the extension would be set back 1.0m from the principal elevation. The development would extend approximately 2.4m at the side and would measure 7.1m in length. It would also have a pitched roof which would measure approximately 5.3m in height to the eaves, with a maximum height of 7.2m.

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RELEVANT PLANNING HISTORY

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 extension would be set back from the principal elevation of the existing property and the roof of the extension would also sit below the main roof of the property. These factors together would ensure that the development appears subservient to the existing property and would not create a terracing effect with the adjacent neighbouring property.

The development would also be faced in materials to match the existing property and would be in keeping with the scale and appearance of the dwelling. The extension would not adversely affect the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed development to No. 18 Keswick Way, the side extension would not be viewable from this property and would not affect the visual amenity of the occupiers. The extension would sit adjacent to the shared boundary with No. 14 Keswick Way. There are no habitable windows on the gable wall of No. 14 which would face towards the development and therefore, the extension would not appear unduly overbearing in relation to this property.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four and the Householder Development SPD states that 4+ bedroom properties should provide a maximum of 3 in-curtilage car parking spaces.

The existing level of parking at the property is one space to the front and therefore, the application proposes to create an additional parking within the curtilage of the dwelling. As the parking requirements given above are maximum standards, the proposed level of parking of two spaces would be sufficient and would comply with the SPD.

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.

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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).

- 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.

- 4) No part of the development hereby permitted shall be brought into use until an area of hardstanding in addition to that already existing within the property has been laid out in accordance with details shown on approved plan 'S-1 REV 1.3' received 12 May 2021. The hardstanding(s) shall be laid out such that one additional parking space measuring 5.0 metres by 3.0 metres, are provided. The area(s) shall be retained as such at all times that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/05/2021	S-1	1.3	EXISTING / PROPOSED FLOOR PLAN / ELEVATIONS AND LOCATION PLAN

Informatives

Chloe Roberts

13 May 2021

Alan Kilroe
13 May 2021

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