

Regeneration and Economic Development Department

APPLICATION NO: 21/00226/FUL

APPLICANT: Tracy Banks

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND PART TWO STOREY PART SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 95 Lawton Road, Roby, Knowsley, L36 4HN,

KNOWSLEY LOCAL PLAN ALLOCATION –

Sporting Leisure and Community use - Existing Major Sporting Uses

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:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours.

As a result, one comment has been received which raises concerns regarding limited parking space and problematic parking within the street.

However, an amended plan has since been submitted which includes one additional in-curtilage parking space to front of the dwelling.

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 relates to a two storey, semi-detached dwelling on Lawton Road, Roby. It is constructed with a hipped roof and presents a mostly rendered finished, with a panel of brick work at

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the ground level. The surrounding area is residential in character and comprises a mixture of similar semi-detached and detached dwellings.

The application seeks permission for the erection of a two storey side extension plus a part two storey, part single storey rear extension. The side extension would measure 2.4m in width and would span the depth of the dwelling, plus a 2.8m projection beyond the rear building line. The first floor would be stepped back 1.7m from the adjoining principal elevation. It would include a hipped roof with the eaves reaching 4.8m, while the ridge would reach 7.1m.

The extension would then drop down to single storey and wrap around the rear elevation of the dwelling. The single storey section would have a depth of 2.8m by a width of 5.8m and would contain a mono-pitched roof reaching a maximum height of 3.3m.

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 proposal includes a two-storey side, plus a single storey rear extension. The extension has been designed to ensure the additions would appear subservient to the original property. This included the front elevation being stepped back 1.7m at first floor from the adjoining principal elevation, plus the ridge height is set below the main ridge. It is proposed in brickwork and render to match the main dwelling and new windows proposed in the front and rear elevations would harmonise with the existing in terms of scale and materials. The two-storey section would include a hipped roof to echo the main roof formation, while the rear section would include a mono-pitched roof. In general, the design would reflect the original dwelling and the scale is considered appropriate.

The two-storey element would be located along the side boundary to 97 Lawton Road. The properties are slightly staggered, so that the rear elevation of No. 97 is set behind that of the application property. As such, it appears that the entire two storey element would sit to the side of No. 97 and not protrude beyond their rear elevation. No. 97 has a ground floor extension to the side, abutting the boundary, while the first-floor side elevation is set in from the boundary. This facing elevation appears to have two windows, which serves the landing and bathroom. The two-storey element will have impact the level of light afforded to these windows but as are set in from the boundary they will still benefit from some natural light. Also, they do not serve habitable rooms and therefore, the impact on the amenities would not be considered significant enough to resist the development.

The single storey rear extension would abut the side boundary with the attached dwelling, 93 Lawton Road, while the two-storey element would be approximately 5.8m from this shared boundary. No.93 has a single storey rear extension of a similar dept. As such the proposed works would have no real impact on the outlook from this dwelling or level of amenities currently enjoyed.

The current parking provisions are by way of a driveway to the front of the property for one car. The proposed extension would create one additional bedroom at first floor, taking the total bedrooms to four within the property. In line with the Householder SPD, the property of this scale would be expected to provide three in curtilage parking spaces. The proposed site demonstrates that one additional parking space could be provided in front of the dwelling, using permeable materials, taking the total parking level to two spaces. Although this falls short, the parking standards as listed in the SPD are maximum standards and the creation of one additional space for the additional bedroom would be considered acceptable and would improve the existing parking arrangements. As such the proposal would not raise any highway safety concerns.

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CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not have a detrimental impact on the visual amenity of area or cause undue harm to 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.

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.

- 4) The parking provision shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan, Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/05/2021	-	-	PROPOSED FLOOR PLANS/ ELEVATIONS AND SITE PLAN

Informatives

Louise Everard

13 May 2021

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Alan Kilroe
13 May 2021

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