METROPOLITAN BOROUGH OF KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPLICATION NO: 01/00304/FUL

DEVELOPMENT:

ERECTION OF FIRST FLOOR EXTENSION TO FRONT OF DWELLING TO FORM BEDROOM AND ERECTION OF SINGLE STOREY EXTENSION TO REAR TO FORM KITCHEN AND LOUNGE EXTENSION.

LOCATION OF SITE AND APPLICANT:

33 Briar Drive Roby Knowsley L36 9XG, Mr.P.Gresty

WARD AFFECTED: Roby

KNOWSLEY UNITARY DEVELOPMENT PLAN (Adopted June 1998) – Predominantly Residential Area.

CONSULTATIONS:

TECHNICAL CONSULTATIONS:
The Coal Authority - No objections

NEIGHBOUR CONSULTATIONS:
The occupiers of 7 neighbouring properties have been notified of the proposal by letter. No representations have been received as a result of this publicity.

REPORT:

This application relates to a detached property situated on the southern side of Briar Drive Huyton. Permission is sought for the erection of a single storey extension to the rear to form a kitchen and lounge extension and a first floor bedroom above the existing playroom to the front of the dwelling.

The proposed single storey rear aspect of the proposal would be situated approximately 1m from the boundaries with no 31 and 35 Briar Drive. It would have dimensions of 3m in depth by 6.7m in width and have a mono pitched roof of 3.5m in height.

To the front the proposed first floor extension would measure 2.4m in depth by 4m in width. The resulting two storey extension would attain a maximum height of 6.5m, this would be approximately 1.2m lower than the ridge of the existing roof.

The main planning issues in relation to this proposal is the impact on the amenity of the neighbouring properties in terms of overshadowing and loss of privacy. The proposed first floor extension would be situated 4m form the boundary with 35 Briar Drive whilst e no 31 benefits from a two storey extension to the side of the dwelling and has two brick out building to the rear common boundary with the application site. It is not considered that the proposed extensions would cause a loss of light or privacy to the adjacent properties. The proposal is of a satisfactory design and scale and would be in harmony with the surrounding area, and would therefore comply with the authority's adopted policies H9 and H11.

In considering parking implications the application site has one existing parking space which is to be retained. One additional space can be provided within the curtilage of the site.

RECOMMENDATION:

That planning permission be granted subject to the following condition:-

1. The development hereby permitted shall not be brought into use until a car parking space has been surfaced and laid out in accordance with a scheme which has previously submitted to and approved in writing by the Local Planning Authority. This space shall thereafter be made available for vehicle parking and manoeuvring purposes at all times that the development hereby permitted is in use.

   Reason: To ensure that adequate on site vehicle parking manoeuvring facilities are provided in the interest of highway safety and amenity.

[redacted]

29/6/01

Agreed Date

Director Of Planning And Development

In consultation with:

[redacted]

Chairman/Vice-Chairman, Planning Committee

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP02/01	002	14.05.99

w:\temp\uf00764.doc