

Regeneration and Economic Development Department

APPLICATION NO: 21/00323/FUL

APPLICANT: Anthony Lackey

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY)

LOCATION OF SITE: 78 Oak Road, Huyton, Knowsley, L36 5RP,

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

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 5 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 detached dwelling, located on Oak Road, Huyton. The property currently has a conservatory on the rear and permission is sought to remove this and replace it with a single storey lean-to style extension. The extension would project 4.2m from the rear elevation and measure 7.6m in width. The eaves would reach 2.3m, while the ridge would attain a maximum height of 3.6m.

POLICY CONSIDERATION

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PS/DC/OP04/05	003	23/9/02

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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 proposed single storey extension would replace the existing conservatory on the rear. The outline of the conservatory is currently stepped, with the left side measuring 3m in depth, while the right-hand side extends an additional 1.2m, with the outer corner cut off. The proposed extension would have the same width as the conservatory but would be rectangular in shape, with the entire width projection 4.2m from the rear elevation. The proposed footprint would therefore not be dissimilar to the current built form and the scale is considered acceptable within the site.

The extension would comprise a lean-to roof, with three roof lights, plus two windows and set of bi-fold doors in the rear elevation and one window in the side elevation. The works is proposed to be complete in matching brickwork, tiles and white UPVC detailing. Overall, the design would be appropriate for the host dwelling.

It is not considered that the proposal would have any significant effect on the amenity of the adjacent dwellings. It would be set in approximately 1.7m from the boundary with the adjacent property, 76 Oak Road. The existing conservatory toward this boundary projects a similar depth of 4.2m, with just the outer corner cut off. The proposed extension would essentially in-fill this corner, so that the facing side elevation would project the full 4.2m. It is not considered that the additional built form would have any substantial impact on the amenity of this dwelling, over and above the existing arrangement.

With regards to the dwelling on the other side, 80 Oak Road, the extension would be set over 8m from this boundary and would have no significant impact on their outlook. Additionally, given the distance the ground floor window proposed in the facing side elevation would not raise any privacy concerns.

The proposal would have no impact on the existing parking/access arrangements and would not create any additional parking needs. Therefore, the development would have no highways implications.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on 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.

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- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/04/2021	1	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

17 June 2021

Alan Kilroe
17 June 2021

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PS/DC/OP04/05	003	23/9/02