

Regeneration and Economic Development Department

APPLICATION NO: 21/00799/FUL

APPLICANT: Mr Andrew Joyce

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE/FRONT EXTENSION TOGETHER WITH ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 3 Alscot Avenue, Field Lane Estate, L10 0AY

KNOWSLEY LOCAL PLAN ALLOCATION –

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 6 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 modern two bedroomed semi-detached house on Alscot Avenue. The proposal is for a two storey extension to the side of the house and a single storey extension to the rear, side and front of the house. The two storey extension would be from the rear elevation forwards to within 1m of the front wall of the house with the single storey element extending to the front wall of the porch. To the rear across the house and the two storey extension would be a 3m deep single storey extension. The roof of the two storey extension would be pitched and tied into the pitched roof of the house, with the ridge approximately 0.3m lower. The rear extension would have a sloping roof with the single storey side/front extension having a pitched roof taken across to tie in with the pitched roof of the porch. The rear extension roof would have 4 roof lights and glazed bi-folding doors would be installed on the rear elevation.

The ground floor would comprise a bathroom, utility room and kitchen/dining room which would also incorporate the existing kitchen and dining room. To the first floor would be a bedroom with walk-in

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wardrobe giving the house three bedrooms. A rear conservatory is to be demolished. The neighbouring property, 1 Alscot Avenue has a two storey side extension with 1m first floor setback, although the ground floor extends to the main front elevation rather than the front of the porch (07/00588/FUL).

POLICY CONSIDERATIONS

The application complies with the above noted planning policies and with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design is acceptable and in character with the existing house. Any potential terracing effect would be mitigated by the first floor set back and lower ridge height in accordance with the Householder Development SPD. The proposal would not be detrimental to the visual amenity of neighbouring properties or the wider area. Crime or anti-social behaviour issues are not raised by the proposal.

HIGHWAYS

One parking space would be maintained in the front garden area. The garden has space for a further parking space which would then give two in-curtilage parking spaces in accordance with the Council's parking standard.

RESIDENTIAL AMENITY

The application is to extend a house in a primarily residential area. The proposal raises no residential amenity concerns, or privacy/overlooking issues.

CONCLUSION

The proposal is of acceptable design and would not be detrimental to the visual and residential amenities of neighbouring properties or the area in general. The garden has sufficient space to ensure two in-curtilage parking spaces. The application complies with planning policies and the SPD and is therefore recommended for approval.

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) Prior to the first use of the extension hereby permitted a scheme for the parking of two cars in the front garden area shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the existing driveway can be incorporated into the scheme, the parking spaces shall have minimum dimensions of 5m by 2.5m of hard surfacing and the scheme shall show that no surface water from the hard surfaced area flows onto the public highway or to neighbouring properties. The agreed scheme shall be implemented prior to the first use of the extension and shall be retained for such purposes at all thereafter.

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Reason: To ensure adequate in-curtilage parking is provided in the interests of highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) Notwithstanding any submitted details 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 Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/10/2021	-	-	Location Plan
11/10/2021	01.03	B	Proposed Ground Floor Plan
11/10/2021	01.04	A	Proposed First Floor Plan
11/10/2021	01.06	A	Proposed Elevations

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
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- 2 The Highway Act 1980, Section 1984, empowers the Highway Authority to require the construction of a carriageway across the grass verge or footway.

Knowsley Borough Council have resolved that all such crossings shall be constructed by, or under the supervision of, the Department of Regeneration, Economy and Skills. Arrangements for construction of the vehicular crossing hereby permitted shall be made with the Council's Highway Authority. If the required parking scheme needs the access to be widened the applicant/developer should contact the Transportation Division of the Council with respect to this matter on 0151 443 2333.

Lee Osborne

24 January 2022

Alan Kilroe

25 January 2022

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