

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00142/FUL

APPLICANT: Mr Gary Campbell

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE / REAR EXTENSION AND GARAGE

LOCATION OF SITE: 44 Millbrook Drive, Kirkby Park, Kirkby, Knowsley, L32 1TF

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The application is for the erection of a single storey side/rear extension and garage.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The extension would not have a pitched roof like the existing main dwelling, however other garage extension in the area, (including next door) have predominantly flat roofs, therefore it would be consistent with the street scene. The extension would be proportionate is scale to the main dwelling. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 42, there would be no harm as the side extension would be on the opposite side of the dwelling and away from the boundary with 42. The rear extension would also only project by around 3 metres, which is in accordance with Para 7.4 of the Householder SPD.

In relation to 46, the extension would not cause harm to amenity as 46 has a similar single storey extension and the main dwelling of 46 is set back from the boundary. The rear extension would also only project by around 3 metres, which is in accordance with Para 7.4 of the Householder SPD.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING STANDARDS

In relation to parking standards there would be sufficient room for two spaces if the proposed garage were utilised. This complies with the parking standards of 2 spaces for a 3 bedroom house. Therefore, there would be no harm in relation to parking.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is 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).

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- 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 Policy 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
07/03/2022	1937/01	-	Existing and Proposed Floor Plans and Elevations

Informatives

N/A

Andrew Hunt

29 April 2022

Signe by

Mark Quinn

29/04/22

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

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