

Regeneration and Economic Development Department

APPLICATION NO: 21/00318/FUL

APPLICANT: Chris Maclaren

WARD AFFECTED: St Gabriels

DEVELOPMENT: DEMOLITION OF GARAGE AND THE ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION INCLUDING NEW PORCH TOGETHER WITH ASSOCIATED LANDSCAPE WORKS

LOCATION OF SITE: 215 Tarbock Road, Huyton, L36 0SA

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

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 residential property on Tarbock Road. The two-storey detached dwelling is constructed with a hipped roof and has a detached garage along the side boundary. Permission is sought for the removal of the garage, to make way for a single storey extension to the side and front of the dwelling. A new porch is also proposed on the front elevation.

The side extension would measure 3.8m in width by a depth of 7.9m. This would include a small 0.5m projection forward of the adjoining front wall, while it would align with the rear building line. The proposal

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

would have a hipped roof to the front, with the eaves measuring 2.5m and the ridge obtaining a maximum height of 3.8m.

The proposed porch would project 1m from the front elevation and have a width of 1.9m. It would have a small dual-pitched roof, reaching a maximum height of 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 proposed single storey addition would extend 3.8m beyond the side elevation and span the depth of the dwelling. It would also project an additional 0.5m beyond the adjoining front wall, however this would create a bay window to mirror that in the original property and it would not protrude beyond the existing bay feature. As such the side and front addition would be of an acceptable scale and would not appear unduly prominent within the street scene. The small porch also proposed on the front would be of a modest size and would also appear acceptable on the principal elevation.

The extension is proposed in facing brickwork to the front, with render to the side elevation to match the original dwelling. It would present a hipped roof to the front and the proposed bay window to the front would also match the design features within the main dwelling.

The extension would sit along the side boundary, which adjoins the rear boundary of 1 Holmefield Grove. It would replace the existing garage and while it would increase the length of the built form along the boundary, the proposed height is not dissimilar to the existing garage along the boundary, the eaves of the extension being 2.5m adjacent to the boundary. It is therefore not considered that the proposal would have any significantly effect on the outlook from this dwelling, when compared to the existing arrangement. As such the development would have an acceptable impact on the residential amenity of this property and all surrounding dwellings.

The proposal would involve the removal of the detached garage, the internal dimensions of which are not sufficient to be classed as a usable parking space. Therefore, the development would not be considered to result in the loss of any in curtilage parking. The proposal does however seek to create additional hardstanding to the front of the dwelling, which would increase the overall parking from one to two in-curtilage space. This would be a positive from a highways perspective and a condition could be attached to ensure appropriate drainage is provided.

CONCLUSION

It is considered that the proposed extension is of an acceptable design and scale for the host dwelling. It would not have a detrimental impact on the amenity of the surrounding residents or the overall character of the area. 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):-

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

- 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
29/04/2021	8272_215_101	Rev.C	PROPOSED FLOOR PLANS
29/04/2021	8272_215_102	Rev.C	PROPOSED ELEVATIONS
29/04/2021	8272_215_103	Rev.C	PROPOSED ELEVATIONS
29/04/2021	8272_215_104	Rev.A	PROPOSED SITE PLAN

Informatives

Louise Everard

23 June 2021

Alan Kilroe

23 June 2021

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\5s3v14o\21-00318-ful.docx