

Regeneration and Economic Development Department

APPLICATION NO: 21/00373/FUL

APPLICANT: Mr Kurt Bruen

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 12 Ryecote, Southdene, Kirkby, L32 7RN

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY 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 two-storey, end terrace property on Ryecote Kirkby. The rear elevation and private amenity space of the dwelling faces onto Ryecote road. While the front elevation faces towards Bluebell Park School and the main entrance is accessed via a walkway along the side of the plot, leading round to the front of the dwelling. The front of the property is currently staggered with the existing dining room projection an addition 2m from the remaining ground floor. The application seeks permission for the addition of a single storey extension to the front of the dwelling, to create a utility area. It would measure 2m in depth, by a width of 3.2m and would affectively extend the existing single-story projection across the entire width of the dwelling. It would involve a continuation of the mono-pitched roof over the porch, reaching a maximum height of 3.7m.

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POLICY CONSIDERATION

The site is identified as a primary residential area on the Local Plan Policies Map and a domestic development 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 extension is proposed on the front elevation and is relatively minor in scale. Given the orientation of the dwelling, the front elevation does not face onto Ryecote highway and as such front extension would not be visible from the road but views of the extension being taken from the walkway along the front of the dwelling and adjoining terraces. The single storey extension would adjoin the side of the existing single storey projection, measuring 2m in depth and span the remaining width of the dwelling. As such it would not protrude beyond the further forward building line and would appear as a continuation of the existing ground floor element, including the mono-pitched roof. Additionally, it is proposed in facing brickwork and tiles to match the existing. The proposed extension would not result in the loss of any decorative features on the front of the property and front projections are characteristic of this area and given these factors it is considered that design and scale of the addition would not appear out of keeping with the original property.

The single storey extension would be located towards the outer wall of the end terrace property. In relation to the attached dwelling, the ground floor of 11 Ryecote aligns with the existing forward projection dining room at the application dwelling. As such the proposed extension would generally be screened by this element and would cause any harm to the amenity value of this dwelling.

The property to the south west, No.14 is separated by the public walkway to the side. As such the extension would be set some 4.5m away from the side boundary of this dwelling and wouldn't be considered to cause any likely detrimental effect on the amenity of this dwelling.

There is no vehicular access to the front of the property, therefore the proposed front extension would have no impact on the existing parking or access arrangement and as such would not raise any highway safety concerns.

CONCLUSION

It is considered that the proposed small-scale front extension is of an appropriate design for the original property. There would be no significant impact on the visual amenity of area or 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).

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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 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
28/04/2021	21/12Rye/01	-	EXISTING AND PROPOSED PLANS

Informatives

Louise Everard

23 June 2021

Alan Kilroe

24 June 2021

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