

Regeneration and Economic Development Department

APPLICATION NO: 21/00299/FUL

APPLICANT: Mr & Mrs Hassan

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A REAR CONSERVATORY

LOCATION OF SITE: 54 Campbell Drive, Roby, L14 7QG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 is for the erection of a rear conservatory extension to the semi-detached property at 54 Campbell Drive in Roby, which would provide additional living space for the property. The proposal would extend approximately 7.0m from the rear elevation of the existing property and would measure 3.2m in width to adjoin an existing two storey rear extension. The conservatory would also have a hipped roof which would measure approximately 2.8m in height to the eaves, with a maximum height of 4.0m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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

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The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed extension would not be visible from public areas and would not affect the character of the street scene. The extension would feature glazing and would be part rendered to match the render on the existing property. Therefore, the proposal would be in keeping with the scale and appearance of the property and would be acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed development would extend approximately 7.0m adjacent to the shared boundary with No. 56 Campbell Drive. No. 56 also has a single storey rear extension which projects approximately 3.7m adjacent to this boundary. As such, the proposal would extend 3.3m beyond the rear elevation of the neighbour's extension. The Householder Development SPD generally supports single storey rear extensions of up to 4m and therefore, as the proposal would not extend more than 4m beyond the neighbour's extension, it would not significantly affect the outlook or levels of light to the occupiers.

The development would be set in approximately 3.3m from the shared boundary with No. 52 Campbell Drive and only part of the proposal would be visible from No. 52 given its location behind the existing two storey rear extension. No. 52 also has a rear conservatory extension which sits adjacent to the boundary and would sit almost in line with the proposed extension. Given the relationship between the proposal and the neighbour's extension and its distance from the shared boundary, the development would not significantly affect the visual amenity of No. 52.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval

RECOMMENDATION:

That planning permission will 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.

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

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/04/2021	-	-	LOCATION PLAN
06/04/2021	-	-	PROPOSED BLOCK PLAN
10/05/2021	-	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Chloe Roberts

23 June 2021

Alan Kilroe
24 June 2021

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