

Regeneration and Economic Development Department

APPLICATION NO: 21/00387/FUL

APPLICANT: Mr Malcom Chandler

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 46 Old Dover Road, Roby, L36 4PZ

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 single storey side extension to the semi-detached property at 46 Old Dover Road in Roby. The proposal would provide a new bedroom and extended kitchen area. The proposed extension would project approximately 2.8m from the side elevation of the existing property and would measure 7.8m in length. The development would also have a lean-to roof which would measure 2.7m in height to the eaves, with a maximum height of 3.6m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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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 be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed development to No. 48 Old Dover Road, the extension would not be viewable from this property and would not adversely affect the amenity of the occupiers. The proposal would sit adjacent to the rear boundary of No. 44 Old Dover Road and would retain an interface distance of approximately 9.7m between the side elevation of the extension and rear elevation of No. 44. Given that the proposal is single storey, there would be sufficient distance between the development and No. 44 so as not to significantly affect the visual amenity of residents.

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

HIGHWAYS

Whilst the existing plans show that there is an area to the side of the property for parking, there is a gate currently in situ which prevents parking in this area. Therefore, the property does not currently benefit from in-curtilage car parking and it appears from site photos and Google Street Maps that the occupants of the property park on-street to the front of the property.

The proposal would increase the number of bedrooms, however, there is insufficient room within the curtilage of the property to provide additional parking. There are a number of cars in the vicinity which appear to park on-street and therefore, on balance, the existing parking arrangement is considered acceptable.

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.

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
05/05/2021	004	-	LOCATION PLAN
05/05/2021	002	-	PROPOSED GROUND FLOOR PLAN
05/05/2021	003	-	PROPOSED ELEVATIONS

Informatives

Chloe Roberts

23 June 2021

Alan Kilroe
24 June 2021

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