

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00506/FUL

APPLICANT: Victoria Hankin

WARD AFFECTED: Northwood

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 35 Thistley Hey Road, Southdene, Kirkby, Knowsley, L32 8ST

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:

Highways – No Objection - The property does not benefit from any in-curtilage parking at present, and there is little road space available for on-street parking in the immediate vicinity. Due to the constrained nature of the site, and other factors it is considered unlikely that the additional accommodation will lead to additional parking demand in the area, but should demand arise, the surrounding area is considered able to accommodate an extra vehicle without a severe impact.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

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\54noi01n\22-00506 -ful 35 thistle hey road southdene kirkby knowsley l32 8st.doc

PROPOSAL

The application is for the erection of a single storey side extension.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The extension would have a pitched roof that would be in keeping with the existing building.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 33 Thistle Hey Road, the extension would not affect the amenity of 33 as it would be located on the opposite side of the property.

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

HIGHWAYS

The National Planning Policy Framework para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In relation to parking, there would be 4 bedrooms at the property. There is currently no parking at the property and no potential to create parking within the site. However, there is additional on street parking spaces on Thistle Hey Road to the south west of the property. A review of google street view and a site visit shows that there are free parking spaces the majority of the time.

Whilst this situation is not ideal, the lack of dedicated parking is a pre-existing situation. It is considered that an additional bedroom will not generate a significant increase in parking demand or will result in an unacceptable impact on highway safety particularly when combined with the on street parking nearby. Therefore, the application complies with NPPF para 111.

CONCLUSION

The proposal is acceptable in principle and in design terms and would not harm the amenity of neighbouring properties or highways safety. 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).

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\54noi01n\22-00506 -ful 35 thistle hey road southdene kirkby knowsley l32 8st.doc

- 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
22/09/2022	P2E270522A	-	Plans and Elevations
22/09/2022	P2E270522A	-	Proposed Site Plan
22/09/2022	-	-	Location Plan

Informatives

N/A

Andrew Hunt
23 November 2022

Alan Kilroe
23 November 2022

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\54noi01n\22-00506 -ful 35 thistle hey
road southdene kirkby knowsley l32 8st.doc