

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00625/FUL
Sonya Dennis

APPLICANT: Mr Craig Woods And Miss

WARD AFFECTED: St Michael's

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION
TOGETHER WITH THE INSTALLATION OF 1 NO. WINDOW TO SIDE
ELEVATION OF EXISTING HOUSE

LOCATION OF SITE: 23 The Avenue, Huyton, Knowsley, L36 7SD

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

A planning application was approved at the site for a two storey side extension (02/00940/FUL – approved 19/12/2002).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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PROPOSAL

The application is for the erection of single storey side and rear extension together with the installation of 1 no window to side elevation of existing house.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The roof would not be pitched like the main dwelling and would not be visible from the streetscene due to its location at the rear of the dwelling. Therefore, the extension complies with the Householder Development SPD.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 24, the extension would only extend less than 3 metres along the boundary which is less than the 4 metres permissible in the Householder Development SPD. In addition, 24 also has a rear conservatory, which extends a similar length to the proposed extension.

In relation to 22, there would be no impact from the extension as the extension would only project 3 metres from the rear which is less than the 4 metres permissible in the Householder Development SPD. In addition, the nearest window of 22 at the rear is a bathroom window. This means that there would be no overlooking or loss of light to main habitable room windows. The proposed side window would also not adversely affect 22 as it would be relatively short and located significantly above ground level, restricting any views.

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

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, 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).

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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 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
05/08/2021	-	-	Location Plan
07/07/2021	01431/SK/01	-	Existing and Proposed Plans and Elevations

Informatives

N/A

Andrew Hunt

3 September 2021

Alan Kilroe

9 September 2021

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