

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00561/FUL

APPLICANT: Mr Stephen Whittaker

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND THE ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 45 Hall Lane, Tower Hill, Kirkby, L33 4YE

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 previous application for a front porch, side extension and rear conservatory was approved (94/00142/APP - approved 27/05/94).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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

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. In relation to the first floor side extension, this would be set back 1 metre from the main front wall in accordance with Para 7.2 of the Householder SPD. Both the single storey rear and two storey side extensions have pitched roofs like the main 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 43, the two storey side extension would not harm their amenity as there are no main habitable room windows on the side of 43. The single storey extension would be set back from the boundary with 43 and in any case would only extend around 4 metres in length. This accords with the Householder Development SPD.

In relation to 47, the two storey side extension would not adversely affect amenity as it would be located on the opposite side of the house. The single storey extension would only extend around 4 metres in length. This accords with the Householder Development SPD. Overall, no harm would result to the amenity of 47.

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
10/08/2021	HALL - 001	P02	Existing and Proposed Ground Floor
10/08/2021	HALL - 002	P2	Existing and Proposed 1st Floor
10/08/2021	HALL - 003	P2	Existing and Proposed Front Elevations
10/08/2021	HALL - 004	P2	Existing and Proposed Rear Elevations
06/07/2021	-	-	Block Plan
06/07/2021	-	-	Location Plan

Informatives

N/A

Andrew Hunt

10 September 2021

Alan Kilroe

14 September 2021

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