

Regeneration and Economic Development Department

APPLICATION NO: 21/00443/FUL

APPLICANT: Mr & Mrs Gregory

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 5 St Agnes Road, Huyton, L36 5TA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

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 relates to a semi-detached bungalow on St Agnes Road. Permission is sought for the erection of a single storey side extension towards the rear of the property. It would project 4m in depth by a width of 2.9m and would adjoin into the side of an existing, flat roofed outrigger. The extension is proposed with a flat roof reaching 2.9M and would have a lantern style roof light spanning almost the full length of the extension, which would protrude a further 0.85m beyond the flat roof, at the ridge and would link into a full height glazed panel in the rear elevation.

The works also include the addition of a dual pitched roof over the existing flat roofed extension to the rear. The maximum height of this section of roof would measure 4.1m at the ridge and 2.6m to the eaves.

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POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The back of the existing property is stepped, with the kitchen/ diner protruding 5.4m beyond the rear elevation which ties into the rear of the attached property, 7 St Agnes. The application seeks to add an infill extension between the side of the kitchen and the shared side boundary. The original design proposed an extension with the full depth of 5.4m, however this has since been reduced to a depth of 4m, given its proximity to the boundary and the adjacent dwelling. The proposal includes a flat roof, with a lantern roof light which would tie into a narrow framed glazed strip spanning the full height of the rear elevation. The flat roof would not match the existing main roof formation, but it would be considered acceptable within the rear location and would have no impact the street scene. The proposed works would be finished in render, grey UPVC frames and tiles to match the existing details. The design and scale of the extension would be acceptable on the property, as would the addition of a dual pitched roof over the existing flat roof extension.

The rear extension would be set just short of the shared boundary with the attached dwelling, 7 St Agnes Road. Knowsley Householder SPD states that single storey extensions along the boundary are generally acceptable up to a depth of 4m. Since the scheme has been amended to reduce the extension to a depth of 4m, it is considered that it would have an acceptable impact on the outlook/amenity levels enjoyed by no.7. As the extension would link into the side of the existing rear projection, it would be screened from view from 3 St Agnes Road. Regarding the additional pitched roof, it would be set approximately 3.2m to the boundary with No.7 and over 6m from the boundary with No.3. Therefore, the additional height proposed for this section would not raise any concerns on overshadowing and overall, the proposal would have no significant effect on the amenity of these properties.

CONCLUSION

The proposed extension and alterations to the roof are considered to be of an acceptable scale and design for the host dwelling. There would be no harm to the visual amenity of area or residential amenity of the surrounding properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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).

- 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.

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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
13/09/2021	01	REV D	EXISTING AND PROPOSED FLOOR PLAN
13/09/2021	03	REV C	PROPOSED ELEVATIONS

Informatives

Louise Everard

15 September 2021

Signed by

Mark Quinn

15 September 2021

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