

Regeneration and Economic Development Department

APPLICATION NO: 21/00942/FUL

APPLICANT: Mr Garnett

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR WRAP-AROUND EXTENSION

LOCATION OF SITE: 31 Easton Road, Roby, L36 4NY

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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 7 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a semi-detached property within a residential area of Roby. Permission is sought for the erection of a single storey extension, wrapping around the side and rear elevation, with the side element varying in width to follow the angled side boundary of the site. The extension would align with the front elevation of the dwelling and at this point would measure 2.37m in width reducing to approximately 1.7m in width towards the rear. The extension would then project a further 3.8m beyond the existing rear elevation and wrap around this elevation. The rear section would have a width of 7.6m.

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The extension would present a small pitched roof to the front, reaching 3.4m in height. While the remaining side and rear sections would consist of a flat roof reaching 3.2m in height, with a lantern roof light to the rear.

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 single storey extension would wrap around the rear and side elevation, aligning with the front elevation of the dwelling. It would present a small pitched roof to the front, while the flat roof would be located behind this and to the rear of the property and therefore there would be limited views of this element. On the whole the design would appear in keeping with the original property and the scale would be acceptable within the site. The facing materials are also proposed to match the existing.

The rear extension would sit alongside an existing conservatory to the attached dwelling, 33 Easton Road. As such the proposal would not project beyond the rear elevation of this structure and therefore would not be considered detrimental to the outlook or overall amenity values for this property. The extension would also project toward the common boundary with 29 Easton Road. No.29 has a small single storey outrigger to the rear and as such the majority of the proposal would be located to the side of the neighbouring dwelling, with the rear section project approximately 1.6m beyond the adjacent rear elevation. There is only one window within the side elevation of no.29 which is located towards the front and appears to serve the hallway. Therefore, the extension would have no significant effect on the amenity levels of No.29 or any surrounding dwelling.

The area to the side of the dwelling is not of sufficient width to be utilised for parking. Therefore, the proposed extension in this location would have no impact on the existing parking provisions and as such would not raise any highway safety concerns.

CONCLUSION

The side and rear extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring 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).

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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
13/12/2021	-	-	LOCATION PLAN
13/12/2021	01.02	Rev.B	PROPOSED FLOOR PLAN
13/12/2021	01.04	Rev.B	PROPOSED ELEVATIONS

Informatives

Louise Everard

16 March 2022

Alan Kilroe

21 March 2022

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