

Regeneration and Economic Development Department

APPLICATION NO: 21/00560/FUL

APPLICANT: Mr Ryan Furguson

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A FRONT PORCH AND A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF A FRONT DORMER EXTENSION AND A REAR DORMER EXTENSION

LOCATION OF SITE: 7 Ravenhurst Way, Whiston, L35 3SA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 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 is for the erection of a front porch and a single storey rear extension together with the erection of a front dormer extension and a rear dormer extension to the semi-detached bungalow at 7 Ravenhurst Way in Whiston. The proposal would provide a new dining room, extended kitchen and a third bedroom.

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

The application as originally submitted has been amended to reposition the proposed front dormer extension, reduce the scale of the porch and rear dormer extensions and to omit a balcony proposed to the rear.

The proposed single storey front porch extension would project approximately 1.0 form the principal elevation of the property and would measure 3.0m in width. The porch would have a pitched roof and would measure 2.5m in height to the eaves and 3.6m to the ridge. The proposed single storey rear extension would project 3.9m from the main rear elevation of the property and would measure 7.8m in width. The development would also have a flat roof which would have a maximum height of 2.6m.

The proposed front dormer extension would have a flat roof and would measure 2.1m in length, 2.4m in width and 1.5m in height. The proposed rear dormer extension would have a lean-to roof with a shallow pitch and would measure 3.3m in length, 6.9m in width and 2.3m in height

RELEVANT PLANNING HISTORY

74/13872/HIST - CONSTRUCTION OF DORMER ROOF EXTENSION TO FRONT OF DWELLING. Granted permission 17 January 1992.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed front porch has been reduced in scale and as a result, it would be relatively minor development which would not appear prominent in the street scene. The proposed front dormer has been repositioned to sit in line with the existing ground floor window on the front elevation of the property and would be more in keeping with the fenestration of the property. The dormer would be consistent with the scale and appearance of the existing dormer to the front roof slope (granted permission in 1992 under 74/13872/HIST). There are also other front dormer extensions in the locality and subsequently, the dormer is considered to be an acceptable addition to the property.

The proposed single storey rear extension would not be viewable from public areas and would not affect the character of the street scene. The proposed rear dormer extension has been reduced in scale in order to comply with the design guidance in the Householder Development SPD and is not considered to dominate the roof slope.

Overall, the proposed development would be in keeping with the scale and appearance of the property and would not be detrimental to the character of the street scene. The proposal is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the scale and position of the proposed porch extension and front dormer extension, this development would not significantly affect the visual amenity of surrounding neighbouring properties.

The proposed single storey rear extension would project 3.9m at the rear and would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m. As such, the development would not significantly affect the amenity of adjacent properties in terms of outlook and levels of light. The proposed rear dormer extension would also comply with the guidance given in

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

the Householder Development SPD and given its position and proximity to surrounding properties, it would not be detrimental to amenity.

There is also a window proposed in the side elevation of the proposed rear extension which would face towards 5 Ravenhurst Way. However, this would replace an existing side window and therefore, the proposed window is not considered to have a significantly different impact on amenity than the existing window. Also, the fence shared with No. 5 would serve to largely obscure views from this window and would help to protect the privacy of residents.

Overall, the proposal is acceptable with regards to residential amenity and it is considered that there are no other properties that would be affected given their sufficient distance from the development.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from two to three, however, the parking requirement for two to three bed properties is the same and therefore, the existing level of parking at the property is acceptable.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore 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).

- 2) 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/09/2021	06	-	PROPOSED FIRST FLOOR PLANS

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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28/09/2021	14	-	PROPOSED SIDE ELEVATION
28/09/2021	15	-	PROPOSED REAR ELEVATION
28/09/2021	13	-	PROPOSED FRONT ELEVATION
29/09/2021	04	-	PROPOSED GROUND FLOOR PLAN

Informatives

Louise Everard

21 October 2021

Alan Kilroe
25 October 2021

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