

Regeneration and Economic Development Department

APPLICATION NO: 21/00694/FUL

APPLICANT: Mrs Karen Murden

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION WITH MONO PITCH ROOF

LOCATION OF SITE: 52 Field Lane, Field Lane Estate, L10 0AG

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 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 two-storey, semi-detached dwelling on Field Lane. The property currently has a single-story rear element, which also protrudes beyond the side elevation and as such it is visible from the highway. Permission is sought for a single storey side extension, which would measure 1.6m in width, by a depth of 3.76m and it would join into the existing rear extension. It would be finished with a mono-pitched roof, with the ridge reaching a maximum height of 3.2m.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all

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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 proposed side extension is minor in scale. It would be set towards the rear of the dwelling, approximately 4.3m behind the principal elevation. As such the addition would not appear prominent or have any significant effect on visual amenity of the surrounding area. The finishes are proposed to match the original dwelling and the design is considered appropriate for the property.

The extension would partially sit alongside the side elevation of a similar extension at 54 Field Lane, which abuts the boundary and does not include any opening. However, the original side elevation of both properties does contain a window and what appears to be the main entrance door. The proposed extension would be set in approximately 0.75m from this shared boundary and does propose one window to the side, repositioning the existing dining room opening. As the window is ground floor, it will largely be obscured by the existing boundary fence, which would preserve the privacy levels. It is not considered that the extension, including the side window, would substantially affect the amenity of the adjacent dwelling, when compared to the existing arrangement.

The proposed would not affect the current parking provisions for the property.

CONCLUSION

The proposed extension is minor in scale and the design is considered acceptable for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. 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.

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

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Date Received	Ref. No	Version	Drawing/Document Title
26/08/2021	002	-	PROPOSED PLANS AND ELEVATIONS

Informatives

Louise Everard

20 October 2021

Alan Kilroe

25 October 2021

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