

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00631/FUL

APPLICANT: Ms Hannah Rogers

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 85 Longmeadow Road, Knowsley Village, L34 0HW

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

CS24 - Managing Flood Risk

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 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.

PLANNING HISTORY

Previous applications have been approved at the property. (74/03254/HIST - Erection of utility and WC approved 30/06/1978) and Garage and porch extension (74/12329/HIST – 26/03/1990).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. 1 representation has been received in support of the application.

ISSUES AND ASSESSMENT:

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

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PROPOSAL

The application is for the erection of a two storey side and 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. The Two Storey Side extension would be pitched like the existing roof. Whilst it would not be set back by 1 metre at first floor level, it would be set back 0.5 metres and setting back 1 metre would not be possible without significant changes. Overall, the shortfall of 50cm set back does not lead to a terracing effect. Therefore the extension is consistent with para 7.2 of the SPD which states that the 1 metre standard may be relaxed if the extension would not create a terracing effect.

The dwelling immediately to the north would face in a different direction to number 4. Therefore, It is considered in this case that due to the irregular arrangement of the dwelling, that no terracing effect would result. 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 83, there would be no material impact on number 83 as there are no side windows at first floor level that would be affected by the extension. In relation to the front first floor window of 83, this would not be significantly impacted as the extension has been amended to reduce its height and to set it back at first floor level by 0.5 metres. Overall, these changes would mean that there would not be significant harm to 83. In addition, 83 extends further to the rear than 85 and therefore the rear element would not harm the amenity of 85.

In relation to 87, the two storey side and rear extension would be on the opposite side of the house and would not affect 87. There would be no windows on the rear of the extension that would face 87.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

FLOOD RISK

Part of the site is within Flood Zone 3, however this only affects the southernmost portion of the site and the area of the extension is in Flood Zone 1. Normally a Flood risk assessment would be required by NPPF para 168, however, it is considered that in this instance it would not be necessary, proportionate or justified given the limited part of the site in Flood Zone 3.

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.

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PS/DC/OP04/05	003	23/9/02

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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 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
29/09/2021	002	-	Proposed Plans and Elevations
23/09/2021	003	-	Block Plan
19/08/2021	001	-	Existing Plans and Elevations
06/08/2021	TQRQM2121510 4812448	-	Location Plan

Informatives

N/A

Andrew Hunt

19 October 2021

Alan Kilroe

25 October 2021

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PS/DC/OP04/05	003	23/9/02

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