

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00719/FUL

APPLICANT: Mr Stan McIntyre

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 6 Galston Close, Tower Hill, Kirkby, L33 1EE

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 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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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The application is for the erection of a single storey side extension.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The side extension would be a proportionate and consistent addition to the property. 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 5, the extension would not affect the amenity of 5 as it would be located on the opposite side of the property.

In relation to 7, there would be minimal impact on number 7 as the extension would be single storey and there are no habitable main room windows on the side of 7 that would be affected by the extension.

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 2. NPPF Para 168 states that a Flood Risk Assessment is usually required for minor development. However, due to the scale of the extension and the existing use of the area for residential use, it is considered that the extension would not materially affect flood risk and that a flood risk assessment would therefore not be proportionate or justified.

CONCLUSION

The proposal is acceptable in principle and in design terms and would not harm the amenity of neighbouring properties or flood risk. The application complies with local planning policies and is 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 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 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
07/09/2021	-	-	Location Plan
07/09/2021	-	-	Proposed Site Plan
07/09/2021	01	-	Proposed Plans and Elevations

Informatives

N/A

Andrew Hunt

21 October 2021

Alan Kilroe

25 October 2021

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

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