

Regeneration and Economic Development Department

APPLICATION NO: 21/00266/FUL

APPLICANT: Mr See

WARD AFFECTED: Roby

DEVELOPMENT: DEMOLITION OF EXISTING GARAGE TOGETHER WITH THE ERECTION OF TWO STOREY SIDE EXTENSION, PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 55 Bowring Park Avenue, Roby, L16 2NH

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 5 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 Bowring Park Avenue. The property currently has an attached garage to the side and a conservatory on the rear elevation. The proposal seeks to remove these elements and make way for a two-storey side extension, a part two story/part single storey extension to the rear, plus a single storey extension to the front.

The two-storey extension would project 2.9m from the side elevation and would measure a total depth of 9.7m. This depth includes a 0.5m set back of the upper floor from the adjoining principal elevation and an additional 4m projection beyond the rear building line. The two-storey element would also wrap around the rear elevation of the property for a width of 2.9m. This element would have a hipped roof with the eaves and ridge reaching 5.4m and 7.1m respectively.

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The rear section would then drop down to single storey design, with a flat roof for a width of 3.4m, with this section projecting a total of 6.8m from the rear elevation. The flat roof would measure 3.2m in height, with a lantern roof light protruding an additional 0.4m.

Finally, the proposal also includes a single storey front extension. It would extend 2m forward of the two-storey extension and 0.9m beyond the most forward part of the existing staggered front wall, with a total width of 5.9m. This would wrap around the front of the property to create an enlarged entrance point. This section would contain a mono-pitched roof reaching a maximum height of 3.9m.

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 proposal would extend the property to the front, side and rear. The roof on the two storey section would be hipped to echo the main property, with the ridge height stepped own. The upper floor of the extension would also be set back 0.5m from the adjoining front elevation. As such the extension would appear subservient and sufficient amenity space would be retained within the site. The proposed materials and windows would match those of the existing property and overall, the design is considered acceptable.

The attached dwelling, 53 Bowring Park Avenue has a very similar two storey side and rear extension. Plus, a flat roof single storey extension towards the shared side boundary with the application property, albeit this section is of a lesser depth. The proposed two storey element would be located over 3m from the shared boundary, while the single storey rear element would abut the boundary. This section would protrude approximately 2.3m beyond the rear elevation of no.53. Only the very outer corner of the extension would make contact with the 45-degree line from the nearest window at no.53 and therefore it is not considered that the proposal would unduly affect the amenity of this dwelling.

The property to the other side, No.57 is set back slightly from the application property. Due to the staggered arrangement the two-storey extension would sit to the side of this dwelling and would not project beyond the rear elevation of no.57. As such there would be no significant impact on the amenity of this dwelling and the proposal does not include any windows in facing side elevation and would not raise any privacy concerns.

The proposal would include the loss of the existing garage. However, the proposed site plan indicates that the entire area to the front would be block paved and could accommodate three parking spaces, which would be a sufficient level of provisions. As such the proposal would not result in any highways safety concerns.

CONCLUSION

It is considered that the design of the proposed extensions would be acceptable on the host dwelling. The scale is appropriate and would not unduly affect the amenity of the surrounding residents or the overall character 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.

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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 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.

- 4) The parking provision shown within the curtilage of the dwelling on the approved site plan shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan, Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/03/2021	A101	-	PROPOSED LOCATION AND SITE PLAN
25/03/2021	A103	-	PROPOSED FLOOR PLANS
25/03/2021	A104	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

20 May 2021

Alan Kilroe

20 May 2021

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