

Regeneration and Economic Development Department

APPLICATION NO: 21/00654/FUL

APPLICANT: Mrs C Harris

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE LINK EXTENSION FROM HOUSE TO GARAGE TOGETHER WITH THE COVERION OF GARAGE TO FORM LOUNGE, STORE AND GYM/UTILITY ROOM

LOCATION OF SITE: 14 Friars Way, Roby, L14 7AU

KNOWSLEY LOCAL PLAN ALLOCATION –

Sites for Housing Development - Sites Allocated For Housing Development

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 87/00001/TPO

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Environmental Health – No objections subject to conditions.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 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 is for the erection of a single storey side link extension from the dwelling to garage together with the conversion of garage to form a lounge, storey and gym/utility room. The application site relates to the detached property at 14 Friars Way in Roby.

The proposed single storey extension would extend 0.9m from the side (north) elevation of the existing garage to adjoin the side (south) elevation of the main dwelling. The extension would measure 5.7m in length and would have a pitched roof which would measure 2.4m in height to the eaves and 3.6m to the ridge. The application also proposes to extend the existing level of hardstanding at the property.

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RELEVANT PLANNING HISTORY

None.

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 single storey link extension would be set back from the main dwelling and would not appear prominent in the street scene. The garage conversion would involve bricking up two existing entrances, installing two habitable windows in the front elevation of the building and French doors in the rear elevation. The development would be faced in materials which match the existing dwelling and garage and would be in keeping with the scale and appearance of these buildings. The proposal would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposal to surrounding neighbouring properties, the development would not significantly affect the amenity of nearby residents.

HIGHWAYS

As a consequence of the proposed garage conversion, two car parking spaces would be lost. However, the application proposes to extend the existing hardstanding to the front of the property to retain one of these parking spaces. The proposal would therefore provide three in-curtilage parking spaces which would comply with the Council's parking standards and 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 will 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).

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- 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) Prior to the commencement of development a verification report of works relating to the installation of gas protection measures, which shall be installed in the extension to CS-3 gas protection levels, shall be submitted and agreed in writing by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/08/2021	FW/PD/03	-	PROPOSED FLOOR PLANS AND ELEVATIONS
13/08/2021	FW/PD/01	-	LOCATION PLAN
13/08/2021	FW/PD/04	-	PROPOSED SITE PLAN
13/08/2021	-	-	CS-3 PROTECTION DETAILS

Informatives

Chloe Roberts

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23 September 2021

Alan Kilroe
23 September 2021

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