

Regeneration and Economic Development Department

APPLICATION NO: 21/00355/FUL

APPLICANT: Mr Stephen Ashton

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 7 Coral Avenue, Huyton, L36 2PY

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a mid-terrace house on Coral Avenue. It is proposed to erect a single storey extension on the rear to comprise a kitchen, with small dining area. The extension would be approximately 4.2m deep and 4.15m wide. The roof would be flat with a central lantern rooflight and a parapet around; the height to the top of the parapet would be approximately 3.1m with the lantern rooflight rising a further 0.4m maximum. The extension would be rendered on the rear and one side, with the side elevation abutting the existing extension to 5 Coral Avenue being brick (for practical purposes due to the proximity of that extension). There would be bi-folding doors on the rear with anthracite coloured frame and the lantern roof light would have a grey frame.

POLICY CONSIDERATIONS

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

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The application complies with the above listed planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is acceptable and the two properties either side have flat roofed extensions. There would be one extension, to 5 Coral Avenue, abutting the proposed extension and one, to 9 Coral Avenue, approximately 1.8m from the proposed and separated by the rear garden accesses for the two properties. The proposed extension would project approximately 0.25m beyond the neighbouring extensions and would not be detrimental to the visual amenities of those properties, or to the area in general. There are no crime or anti-social behaviour issues raised by the proposal.

HIGHWAYS

No highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and raises no residential amenity issue, including privacy or overlooking issues (it may be possible to look down from neighbouring bedrooms through the lantern rooflight but, in reality, this will have minimal impact on the proposed kitchen extension).

CONCLUSION

The proposed extension would be acceptable in appearance and would not be detrimental to the visual or residential amenities of the neighbouring properties or the area in general. The proposal complies with planning policies and is therefore 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/05/2021	100	-	Location Plan
20/06/2021	210	B	Proposed Ground Floor Plan
20/06/2021	310	B	Proposed Rear Elevation and Section A-A
20/06/2021	311	A	Proposed Side Elevations

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Lee Osborne

15 July 2021

Alan Kilroe
15 July 2021

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