

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00403/FUL

APPLICANT: Mr & Mrs Henry

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A PART SINGLE PART TWO STOREY REAR EXTENSION
TO ACCOMMODATE WHEELCHAIR ACCESSIBLE LIFT

LOCATION OF SITE: 45 St Andrews Drive, Huyton, L36 8JF

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

**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

A previous application for a two storey side extension and front porch with canopy was approved. (04/00861/FUL – approved 15/09/2004).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 2 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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drive huyton l36 8jf.doc

The application is for the erection of a part single part two storey rear extension to accommodate wheelchair accessible lift.

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 proposed two and single storey rear extensions would have pitched roofs like the existing main dwelling. The extensions would also not be visible from the front and would be obscured by tall trees to the side. 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 43, the two storey rear extension would only project 3 metres in length and would be set back around 4 metres from the boundary. This complies with para 7.4 of the Householder SPD which states that two storey rear extensions of up to 3 metres are normally acceptable in principle. The single storey element would also project 3 metres in length, which is less than the 4 metres generally permissible. Overall, the extension would comply with para 7.4 of the Householder Development SPD. The extension would therefore not harm the amenity of 43.

The extensions would not affect any other properties due to the greater distance from the proposed development.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

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.

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.

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

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- 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
10/05/2021	210321-201	-	Ground Floor & First Floor Existing & Proposed Plans
10/05/2021	210321-202	-	Existing & Proposed Front and Rear Elevations
10/05/2021	210321-203	-	Existing and Proposed Side Elevations
10/05/2021	210321-204	-	Existing and Proposed Roof Plan
10/05/2021	TQRQM2109621 1008007	-	Location Plan

Informatives

N/A

Andrew Hunt

13 September 2021

Alan Kilroe

14 September 2021

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

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