

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00421/FUL

APPLICANT: George Talbot

WARD AFFECTED: Cherryfield

DEVELOPMENT: DEMOLITION OF EXISTING LEAN-TO AND ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 4 Edna Avenue, Field Lane Estate, L10 0AN

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

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 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 demolition of existing lean to and erection of a single storey rear extension.

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. Whilst, the rear extension would be at a slightly oblique angle, this is due to the shape of the plot and would not be visible from the street scene. 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 2, the single storey rear extension would extend around 5 metres at the rear, which is more than is normally acceptable in the Householder SPD. However, there is an existing conservatory at the rear of 2 which would mean that the proposed extension would only extend around 3.7 metres beyond the rear of 2. As a result, the extension would extend less 4 metres beyond the rear of 2. This would mean that the extension would not adversely impact the amenity of 2 and would be in accordance with the Householder Development SPD.

In relation to 6, the single storey rear extension would be set back from the boundary by over 4 metres and therefore would not harm the amenity of 6.

The extension complies with the Householder Development SPD. 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.

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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
28/06/2021	RDS-EDN-FPEL-02	02	Proposed Floor Plan and Elevations
28/06/2021	RDS-EDN-LP-01	02	Location & Site Plan
14/05/2021	RDS-EDN-FPEL-01	01	Existing Floor Plan and Elevations

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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