

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00456/FUL

APPLICANT: Ms Erica Wright

WARD AFFECTED: Roby

DEVELOPMENT: DEMOLITION OF SIDE AND REAR EXTENSION AND ERECTION OF A
NEW SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 13 Court Hey Avenue, Roby, Knowsley, L36 4JB

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 kitchen extension was approved (74/08697/HIST – approved 4/01/1985). A recent prior approval application was withdrawn (22/00271/PDE).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 2 neighbours. No representations have been received.

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 side and rear extension and erection of a new single storey side and rear extension.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. Whilst the rear extension would not have a pitched roof it would be of a modern design in which a flat roof is considered appropriate. The extension would also not be visible in the street scene. The extension would also be proportionate to the main dwelling. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable and complies with Core Strategy Policy CS19 and the Householder Development SPD.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 14, the rear extension would only project around 4 metres from the rear of the house. This is compliant with the 4 metres permissible under the Householder SPD. There are also rear extensions at 14 which means that the impact will be minimal.

In relation to 12, the rear extension would only project around 4 metres from the rear of the house. This is compliant with the 4 metres permissible under the Householder SPD. There is also a rear extension at 12 which means that the impact will be minimal.

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.

- 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.

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PS/DC/OP04/05	003	23/9/02

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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
04/08/2022	-	-	Proposed Side View 14
26/07/2022	-	-	Existing and Proposed Side view and location plan
26/07/2022	-	-	Existing and Proposed Plans and elevations

Informatives

N/A

Andrew Hunt
5 September 2022

Alan Kilroe
12 September 2022

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PS/DC/OP04/05	003	23/9/02

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