

Regeneration and Economic Development Department

APPLICATION NO: 21/00834/FUL

APPLICANT: Tracey Collings

WARD AFFECTED: Roby

DEVELOPMENT: DEMOLITION OF OUTBUILDING AND THE ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 76 Sheppard Avenue, Roby, L16 2LD

KNOWSLEY LOCAL PLAN ALLOCATION –

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 10 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 seeks permission for the erection of a single storey extension to the rear of the semi-detached dwelling, including the removal of the existing outbuilding to make way for the extension.

The extension would project 3.5m beyond the rear elevation and have a width of 6.9m. It would be finished with a lean-to roof attaining a maximum height of 3.6m and the eaves would reach 2.3m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to

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compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed extension would be placed to the rear of the property and therefore would have no visible impact on the street scene. The simple lean-to style design is considered acceptable for the property and the overall scale is also suitable within the site. The property is rendered, while the extension is proposed to be finished in brickwork. The use of contrasting brick to the rear of the dwelling would not be detrimental to its character and overall the design is considered acceptable.

Considering the layout and scale of the development, it is not anticipated that the single storey extension would unduly affect the residential amenity of any surrounding property.

CONCLUSION

The proposed rear extension is considered to be of an acceptable design and scale for the dwelling. Its addition would have no significant impact on the amenity of the surrounding residents or the character of the wider area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 as detailed in the approved plan, 032-04.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/10/2021	032-04	-	PROPOSED ELEVATIONS

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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24/10/2021	032-03	-	PROPOSED ROOF / FLOOR PLANS
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Informatives

Louise Everard

17 December 2021

Alan Kilroe

20 December 2021

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