

Regeneration and Economic Development Department

APPLICATION NO: 21/00539/FUL

APPLICANT: Mr A Morton

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 2 Oakvale Road, Roby, L14 7AP

KNOWSLEY LOCAL PLAN ALLOCATION –

Knowsley 220s - Section 220 Notice - Thingwall Phase 5, Huyton

Sites for Housing Development - Sites Allocated For Housing 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 4 neighbours.

As a result, one representation has been received. The resident did not object to the proposal but wanted clarification on the impact on the existing drains. This however is not a matter for consideration under the planning application.

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 relates to a new build, semi-detached dwelling on Oakvale Road. Permission is sought for the erection of a single storey extension to the side and rear.

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

The extension would project 2.91m beyond the rear elevation and have a maximum width of 7.82m. It would wrap around the side elevation for a length of 3.3m, with the side section measuring 2.36m in width. The proposal would be finished with a gable roof to the side, with the eaves and ridge reaching 2.1m and 3.51m respectively.

POLICY CONSIDERATION

The site is classified as a site Allocated for Housing Development in the Local Plan Policies Map. The area has since been built out as a residential development and therefore, a domestic extension would be acceptable in principle within this location subject to 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 wrap around the rear and part of the side elevation of the property. The side section would have a width of 2.36m and would be set back 5m from the front elevation. As such it would be visible within the street scene but would have limited impact on the overall appearance of the dwelling. The extension would be finished with a gable end roof, which would echo the main roof of the dwelling and the works are also proposed in materials to match the original dwelling. Overall, the design and scale of the development are considered acceptable for the property.

The proposed rear extension would set just of the boundary with the attached dwelling, 54 Holly Bank Avenue. A single storey projection of 2.91m would be considered to result in an acceptable relationship with an attached property and would not cause significant harm to the amenity levels. The side and rear extension would set approximately 3m from the shared boundary with the dwelling to the other side, 4 Oakvale Road and therefore would have no notable effect on their outlook/amenity.

The proposal would not impact on the existing access or parking arrangements and therefore would not raise any highway safety concerns.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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 of the existing building in type, size, colour and texture.

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

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
20/07/2021	20R-PD-03	REV A	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

10 September 2021

Alan Kilroe

10 September 2021

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