

Regeneration and Economic Development Department

APPLICATION NO: 21/00205/FUL

APPLICANT: Mr Robert Irving

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 69 Riesling Drive, Tower Hill, Kirkby, L33 1SQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Arboricultural Officer – No objections, providing that the arboricultural information submitted is made an approved document.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. There have been 0 letters of objection, 1 letter of support and 0 letters of comment. The representations are summarised as follows:-

- Application supported in principle.

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 is for the erection of a two storey side extension to the semi-detached property at 69 Riesling Drive in Kirkby. The proposal would provide a new dining room, extended kitchen area and a fourth ensuite bedroom.

The proposed extension would be set back 0.3m from the principal elevation of the property and would project approximately 2.8m from the side elevation of the property. The extension would measure 7.4m in length and would sit flush with the rear elevation of the property. The development would also have a pitched roof which would measure 4.9m in height to the eaves and 7.3m to the ridge.

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RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed extension would be set back slightly from the front of the existing property and the roof of the extension would also sit below the ridge of the main roof. These factors together would ensure that the development appears subservient to the existing property. The development would also be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. As the property does not have a neighbour to the north there would be no potential for terracing so a 1m set back is not necessary. The extension would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposal would extend from the north elevation of the existing property and the application site is surrounded by an open area of land to the north. Due to the position and proximity of the development to surrounding neighbouring properties, the development would not adversely affect the amenity of nearby neighbours.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four. The Householder Development SPD states that 4+ bedroom properties should provide a maximum of three in-curtilage car parking spaces. The proposed level of parking would be two spaces accommodated to the front of the property which would comply with the Council's parking standards and is acceptable.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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).

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- 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.

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.

- 4) The development hereby permitted shall not be brought into use until the areas for the parking of vehicles shown on the plan, 'J7_011_(20)_L002 P03' received 24 June 2021, have been provided, constructed and surfaced in accordance with the plans hereby approved. The additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. These areas shall be retained at all times thereafter.

Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/03/2021	J7_011_(20)_L000	P01	LOCATION PLAN
09/04/2021	J7_011_(20)_L002	P03	PROPOSED SITE PLAN
09/04/2021	J7_011_(20)_A006	P02	PROPOSED GROUND FLOOR PLAN
09/04/2021	J7_011_(20)_A007	P03	PROPOSED FIRST FLOOR PLAN
09/04/2021	J7_011_(20)_A008	P03	PROPOSED FRONT ELEVATION
09/04/2021	J7_011_(20)_A009	P03	PROPOSED REAR ELEVATION
09/04/2021	J7_011_(20)_A010	P03	PROPOSED SIDE ELEVATION
09/04/2021	J7_011_(20)_A012	P02	PROPOSED ROOF PLAN
12/05/2021	21_5837_04_08	-	TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT

Informatives

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

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Chloe Roberts

24 June 2021

Alan Kilroe
25 June 2021

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

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