

Regeneration and Economic Development Department

APPLICATION NO: 22/00022/FUL

APPLICANT: Mr Foster

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE ERECTION OF A SINGLE STOREY REAR EXTENSION, INSTALLATION OF 2NO FIRST FLOOR WINDOWS (1NO FRONT AND 1NO REAR) AND REMOVAL OF 1NO FIRST FLOOR (SIDE WINDOW)

LOCATION OF SITE: 17 Lancaster Avenue, Whiston, L35 3QS

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:

Whiston Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 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 relates to an end property, within a small row of four terrace dwellings. The row is situated at the end of Lancaster Avenue cul-du-sac, Whiston. Permission is sought for the erection of a two-storey side extension, plus a single storey extension to the rear.

The two-storey side extension would measure 3.3m in width by a dept of 6.3m and would be set back 0.5m from the principal elevation. It would consist of a hipped roof, with the ridge measuring 7.5m in height. The single storey extension is proposed to project 3m from the rear elevation and would have a total width of 8.1m. This section would consist of a mono-pitched roof, reaching a maximum height of 3.51m.

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

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 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 two-storey side extension would be stepped back 0.5m from the principal elevation and the ridge height would also be stepped down from the ridge on the original dwelling, which together would ensure the addition appears subservient on the host dwelling. The hipped roof would echo the main roof formation of the original dwelling and generally the extension would appear in keeping with the character of the property. This section would be set in from the side boundary with 16 Lancaster Avenue, with No.16 rotated at 90 degrees to the application property and therefore there would be no concern over any potential terracing.

The single storey section would span the rear of the original dwelling, plus the proposed side extension. Given the location, it would have no impact on the visual amenity of the surrounding area. The entire development is proposed to be finished in facing brickwork, tiles and upvc windows to match the existing property. Overall, the design and scale of the proposal is considered acceptable for the dwelling.

The rear extension would be located along the common boundary with the attached property, 18 Lancaster Avenue. A 3m deep extension at this location would be considered an acceptable scale, which would not cause undue harm to the amenity levels of the attached dwelling and would be in accordance with the guidance set with the Householder SPD regarding amenity values.

The two storey side element would project towards the shared boundary with 16 Lancaster Avenue. Given the angled layout of the site, at the closest point the extension would be approximately 1.3m to the boundary, with this distance increasing to over 8m towards the rear. It therefore would not appear overbearing in relation to the adjacent site. The extension would face towards the side of No.16 and as such would have no detrimental effect on the outlook of this dwelling. In addition, there are no first floor windows proposed in the side of the extension and therefore would not raise any privacy concerns. Given the scale of the proposal and the current layout it is not considered that the residential amenity of the neighbouring properties would be unduly affected.

The proposal would create one additional bedroom, taking the total to three bedrooms within the property. Council's parking standards for two and three bed dwellings are both set at two in-curtilage parking spaces, therefore there would be no increased requirement for parking. The proposed plans indicate that the existing two parking spaces to the front will be unaffected. As such sufficient parking would be retained and the extension would not raise any highway safety issues.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect 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):-

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

- 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.

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
12/01/2022	-	-	PROPOSED SITE PLAN
12/01/2022	-	-	LOCATION PLAN
12/01/2022	3 Rev.A	-	PROPOSED GROUND FLOOR PLAN
12/01/2022	4 Rev.A	-	PROPOSED FIRST FLOOR PLAN
12/01/2022	6 Rev.A	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

9 March 2022

Signed by

Mark Quinn

11/03/2022

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