

Regeneration and Economic Development Department

APPLICATION NO: 22/00176/FUL

APPLICANT: Mr Ryan Lam

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE DEMOLITION OF AN EXISTING CONSERVATORY (CROSS BOUNDARY APPLICATION)

LOCATION OF SITE: 212 Pilch Lane, Roby, Knowsley, L14 0JQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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:

Liverpool City Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

21/00902/FUL - ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH DEMOLITION OF EXISTING CONSERVATORY (CROSS BOUNDARY APPLICATION) Granted 11.02.2022

ISSUES AND ASSESSMENT:

Proposal

This application relates to a semi detached dwelling located on the southern side of Pilch Lane, Huyton.

It is proposed to erect a single storey extension at the rear of the dwelling.

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The extension would have a maximum depth of 4.7m (adjacent to 210 Pilch Lane) and 3.8m depth adjacent to 214 Pilch Lane. The extension would have a pitched roof with a roof overhang at the front of 0.5m.

The extension would be finished in materials to match the existing dwelling.

Policy Considerations

The proposal would be in compliance with the Local Plan policies listed above and guidance in the Householder Development SPD.

Design and Layout

The proposed extension would be very similar to that granted planning permission earlier this year although the approved extension was slightly smaller with a maximum projection of 4.2m. and the extension now proposed extends by 1m to the side of the original dwelling (towards No 210).

The design of the extension is considered acceptable and would accord with Local Plan policies CS19 and H8.

Residential Amenity

The main impact of the extension would be on Nos 210 and 214 Pilch Lane. No 214 does not have any extension adjacent to the party boundary so therefore the extension would breach the 45 degree from the closest habitable room window in this dwelling, however the proposed extension would project less than 4m from the rear of No 214 so would therefore be in compliance with the guidelines set out in the Householder Development SPD. (Due to the overhang, the roof would project a maximum of 4.1m, however this minor projection of just the roof above the 4m limit would not cause any significant loss of amenity).

No 210 have a single storey extension to the rear of the dwelling and the proposed extension would fall outside of the 45 degree line when drawn from the closest habitable window in the rear of 210 Pilch Lane.

In conclusion the proposal would not have any significant impacts on the amenity of the neighbouring occupiers.

Other issues

None

Conclusion and Reason for Decision.

The proposed extension would be acceptable in terms of design and impact on the amenity of neighbouring occupiers. The development would be in compliance with the relevant Local Plan and saved UDP policies and guidance in the Householder Development SPD.

RECOMMENDATION:

That Planning permission be granted subject to the following conditions.

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/05/2022	22-0310 101	A	PROPOSED FLOOR PLAN, ELEVATIONS AND LOCATION AND BLOCK PLAN

Informatives

None required

Mark Quinn
17 May 2022

Alan Kilroe
24 May 2022

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