

Regeneration and Economic Development Department

APPLICATION NO: 21/00817/FUL

APPLICANT: Miss Melissa Raw

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT/SIDE/REAR EXTENSION AND THE DEMOLITION OF EXISTING GARAGE AND CONSERVATORY

LOCATION OF SITE: 8 Bowring Park Avenue, Roby, L16 2NJ

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 8 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application seeks permission for the erection of a single storey extension wrapping around the side and part of the front and rear elevations of the dwelling.

The side extension would measure 3.13m in width and would project 1m beyond the adjoining front wall, wrapping around part of this elevation to create an enlarged entrance hall. The extension would span the full depth of the dwelling and project an additional 2.4m to the rear, also wrapping around part of the rear elevation, such that the rear portion would have a total width of 5.8m. The proposal would be finished with a hipped roof attaining a maximum height of 3.6m, while the eaves would reach 2.4m.

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

It should be noted that the application originally included a two-storey element to the side of the dwelling. However, following concerns around the impact on the amenity values of the adjacent dwelling, the proposal has been since been revised to single storey for its entirety.

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 single storey extension, wrapping around part of the front, side and rear elevations is considered to be of acceptable scale for the property. The projection to the front is limited in scale and would not be out of keeping with the character of the area. While the extension would be finished with a hipped roof which would echo the main roof of the property and the facing materials proposed would match the existing. Overall, the design would harmonise with the original dwelling and the development would not unduly affect the visual amenity of the surrounding area.

The single storey extension would be positioned along the common boundary with 6 Bowring Park Avenue. The layout of these dwellings involves the window serving the third bedroom being located in the side elevation. Concern was raised over the initial two-storey proposal, which would have resulted in a blank gable wall facing the habitable window at no.6. However, the scheme as amended to single storey, would mostly sit adjacent to the garage and the existing rear extension at No.6 and therefore would have no significant impact on the amenity values of this dwelling.

Regarding the attached dwelling, 10 Bowring Park Avenue, the rear extension would be set over 3m from the shared boundary and as such would have no detrimental impact on this dwelling.

Two parking spaces would be retained to the front of the property and therefore the proposal would not present any highway safety concerns.

CONCLUSION

The proposed wrap around 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):-

- 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.

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

- 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
26/01/2022	1064-F-101	P3	PROPOSED FLOOR PLANS AND ELEVATIONS
27/01/2022	1064-F-106	P2	PROPOSED SITE PLAN

Informatives

Louise Everard

27 January 2022

Alan Kilroe

28 January 2022

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