

Regeneration and Economic Development Department

APPLICATION NO: 21/00179/FUL

APPLICANT: Mr Jamie Lock

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION AND DECKING

LOCATION OF SITE: 35 Court Hey Drive, Roby, L16 2NB.

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 (Adopted June 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

National Planning Policy Framework

Householder Development Supplementary Planning Document (2016)

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours. No representations have been received.

PLANNING HISTORY

Planning permission was granted in September 2000 for the erection of a two storey extension to side of the dwelling to form a playroom and 1 no bedroom with ensuite bathroom above (application reference: 00/00437/FUL).

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:

SITE AND SURROUNDINGS

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

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The proposal is related to a semi-detached dwelling located on the eastern side of Court Hey Drive in Roby. The application property is situated within a primarily residential development and many of the dwellings surrounding the site are semi-detached. The dwelling has already been enlarged by a two storey side extension which created a study/playroom at ground floor level and 1 no. bedroom and ensuite at first floor level.

PROPOSAL

The application proposal seeks planning permission for the proposed erection of a single-storey rear extension and decking at the property no.35 Court Hey Drive.

The proposed single-storey rear extension would project 3.000m from the original rear wall of the dwelling and would measure a length of 5.733m. The proposed rear extension would have an eaves height of 2.650m and a ridge height of 3.774m. The application proposal would form a utility, kitchen / dining area at the property.

The proposed garden decking would project 1.170m from the rear elevation of the proposed rear extension and would measure 0.330m above ground level.

POLICY CONSIDERATIONS

The application site is shown to be identified as primarily residential development on the Local Plan Policies Map. Therefore, a domestic extension at the application site is considered acceptable, subject to complying with the relevant local policies and guidance.

The relevant policies and guidance for the determination of this application are the Local Plan Core Strategy (2016) policies CS2 and CS19, the saved policies H5 and H8 of the Replacement Unitary Development Plan (2006) and the Householder Development Supplementary Planning Document (2016).

The key policies set out above require that house extensions show a high level of design, which would be in keeping with the character of the property and the immediate locality; maintain a good standard of amenity for existing and future occupants; avoid causing harm to privacy and outlook to preserve the amenities of the neighbouring dwellings; and would ensure that adequate vehicle parking and garden areas would remain for use by the occupants of the extended property.

DESIGN, ACCESS, AND CRIME PREVENTION

The proposed rear extension would be faced in materials to match the existing dwelling. The single-storey rear extension would feature a mono-pitched roof and would measure a ridge height of 3.774m. The design and scale of the proposal would be in keeping with the application dwelling and the surrounding area.

The proposed decking would project 1.170m from the rear elevation of the proposed rear extension. The decking proposed would measure 0.330m high and would be in proportion to the dwelling. The proposed materials used for the decking would match the existing garden decking provided to the rear of the original dwelling.

A window is to be inserted on the side elevation of the existing dwelling which would serve the proposed utility room. The proposed window would complement those on the existing dwelling in regard to the materials, frame colour and style of frame.

With regards to crime and anti-social behaviour the proposed development raises no issues.

The proposal is considered to conform to policy CS19 of the Local Plan Core Strategy, the saved policies H5 and H8 of the Replacement UDP and the Householder Development SPD.

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HIGHWAYS

The property has a driveway constructed with hardstanding at the front of the dwelling. The proposal would not affect the existing in-curtilage parking at the application site or cause harm to highway safety.

RESIDENTIAL AMENITY

No.37 Court Hey Drive

The Householder Development SPD (2016) stipulates that a single-storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the existing dwelling. The proposed rear extension would extend beyond the original rear wall of the dwelling by 3.0m and would be situated approximately 3.237m away from the party boundary shared with no.37. The proposed extension at the rear of the dwelling would sit in line with the rear wall of the neighbouring properties rear extension which lies 0.4m from the party boundary. It is considered that the proposed rear extension would have no unacceptable impact on the neighbours' amenity in terms of outlook, light, and obtrusiveness.

A habitable window would be inserted to the side elevation of the proposed rear extension which would be positioned to face the blank gable elevation of the neighbours rear extension. It is considered that the proposal would result in no loss of privacy for the residents of no.37.

The proposed decking from the rear elevation of the proposed rear extension due to its design, scale, and positioning would result in no unreasonable overlooking of the neighbouring garden and dwelling and would preserve the privacy of the neighbouring occupants.

The proposal is considered to not cause detriment to the residential amenities of other properties surrounding the application site.

OTHER:

There are several conifers located at the rear boundary of the application site. It is considered that the proposal would not have an adverse impact on the existing trees. The application proposal is deemed to be in accordance with saved policy DQ4 of the Replacement UDP.

CONCLUSION:

It is considered that the proposal would be acceptable in regard to design, highway safety and residential amenity issues. The application complies with the local planning policies and guidance and therefore is recommended for approval.

RECOMMENDATION:

- 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.

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- 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
22/03/2021	DWG 4 OF 5	REV A	PROPOSED SECTIONS
22/07/2021	DWG 3 OF 5	REV C	PROPOSED FLOOR PLAN AND ELEVATIONS
27/07/2021	DWG 1 OF 5	REV C	SITE LOCATION PLAN

Informatives

Rachel Maddison

27 July 2021

Alan Kilroe
27 July 2021

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

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