

Regeneration and Economic Development Department

APPLICATION NO: 21/00583/FUL

APPLICANT: Mrs Adelle Roby

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION TOGETHER WITH A SINGLE STOREY REAR EXTENSION (WORKS TO INCLUDE DEMOLITION OF PART OF THE EXISTING SINGLE STOREY SIDE EXTENSION)

LOCATION OF SITE: 61 Tithebarn Road, Knowsley, L34 0EU

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:

Knowsley Parish Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 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 semi-detached dwelling on Tithebarn Road. The property has an existing side extension consisting of a flat roofed, single storey element towards the front, which steps up to two-storey towards the rear of the property.

Permission is sought to make alterations to this side extension, including the partial demolition of the single storey element, to make way for a new single storey extension, of reduced width. It would also project an additional 1.5m to the front of the dwelling and link into a proposed replacement porch on the front elevation. This section would have a hipped roof, reaching a maximum height of 3.6m.

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The development also includes a single storey extension to the rear of the property. It is proposed with a depth of 4m, by a width of 9.7m and would be finished with a mono-pitched roof, reaching 3.4m.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within 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 proposed side extension would replace the existing flat roofed extension, which currently extends up to the side boundary. It would be a reduction in width and would be stepped in 1.08m from the side boundary. The hipped roof would echo the design on the existing porch and aesthetically it would be considered an improvement on the existing flat roof design. The forward projection, together with the proposed porch are not substantial in scale. Therefore, the additions would not appear overly prominent on the property and would not have a significant effect on the wider street scene.

The single storey rear extension would also be of an acceptable scale and design for the property and the finishes are proposed to match the original dwelling.

The works would also include a small alteration to the two-storey side element, creating an opening at ground level to enable an access path through to the rear garden area. This together with the reduced width of the single storey element, will improve the access to the private amenity space and enable the storage of the bins to the rear.

It is considered that the works would not unduly affect the amenity of any of the surrounding properties. The replacement side extension would be a reduction in width and as such would be stepped in 1.08m from the shared boundary with 63 Tithebarn. Immediately adjacent to the boundary, No.63 has a garage and therefore the limit forward projection proposed would not affect the outlook from this dwelling. With regards to the rear extension, the Householder SPD states that single storey extension which project up to 4m beyond a neighbouring property are considered acceptable. The proposal is in compliance with this and as such would not cause undue harm to the amenity values of the neighbouring properties.

The area to the front of the dwelling is entirely block paved and the plans demonstrate that two parking spaces would be retained. The forward projection therefore would not affect the parking provisions or raise any highway safety concerns.

CONCLUSION

The proposed extension and alterations are considered to be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. 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):-

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- 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
14/07/2021	543/A4	-	PROPOSED SITE PLAN
14/07/2021	543/A1	-	PROPOSED FLOOR PLANS AND ELEVATIONS
12/08/2021	544/A4	-	PROPOSED SIDE ELEVATION

Informatives

Louise Everard

6 October 2021

Alan Kilroe

6 October 2021

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