

Regeneration and Economic Development Department

APPLICATION NO: 22/00300/FUL

APPLICANT: Mr Neil Jones

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 17 Court Hey Avenue, Roby, Knowsley, L36 4JB

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:

Network Rail - No objections in principle.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 2 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:

PLANNING HISTORY

06/00938/FUL - ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY EXTENSION WITH PART FIRST FLOOR BATHROOM EXTENSION TO REAR OF DWELLING (DEMOLITION OF EXISTING SIDE GARAGE). Granted: 04.01.2007.

PROPOSAL

The application seeks planning approval for a single storey rear extension to the rear of a semi-detached house on Court Hey Avenue. To the rear of the property is a railway line approximately 15.5m from the rear boundary of site. The property has a two storey extension built on the side of the house together with a single storey extension on the rear with a small first floor extension to the bathroom extension above the ground floor extension. The proposed extension would be erected to the rear of the ground floor existing rear extension. The extension would be 8.6m wide with a depth of 2.5m, giving a combined depth including the existing extension of 6.2m. The extension would be rendered to match the existing house and would have a flat roof with a lantern rooflight sited centrally within the roof.

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

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable and would not be out of character with the existing dwelling as extended. The houses either side have been extended at the rear and the proposed extension would extend to approximately the same depth as these extensions. As such although the extensions together are approximately 6.2m in depth, with the extension extending to approximately the same depth as these neighbouring extensions the proposal would not impact adversely on the outlook of the properties and the proposal complies with the Householder Development SPD. The existing and proposed rear extensions to the rear of the application house would be similar in appearance and form to the rear extensions of 18 Court Hey Avenue. The proposal would not be detrimental to the visual amenities of neighbouring properties or the area in general. The application does not raise crime or anti-social behaviour concerns.

HIGHWAYS

The proposal would not impact on current in-curtilage parking and no other highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and does not raise any residential concerns and would not cause privacy or overlooking issues. The distance from the rear of the proposed extension to the railway track of approximately 45m is sufficient that the trains would not cause residential amenity or vibration issues, particularly since electrification of the railway line.

CONCLUSION

The proposal is acceptable in design and would not be detrimental to the visual or residential amenities of the neighbouring properties or the area in general. The proposal would comply with the Householder SPD and planning policies and is therefore recommended for approval.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/05/2022	1539	B	Proposed Plan
16/05/2022	-	-	Location Plan

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00300-ful 17 court hey avenue dlp.doc.rtf

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 Railtrack

Lee Osborne

8 August 2022

Alan Kilroe
9 August 2022

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00300-ful 17 court hey avenue dlp.doc.rtf