

Regeneration and Economic Development Department

APPLICATION NO: 21/00430/FUL

APPLICANT: Mr Lee Cliffe

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT EXTENSION, TWO STOREY SIDE/REAR EXTENSION AND A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 46 Gladstone Avenue, Roby, L16 2LQ

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 5 neighbours.

As a result, 1 letter of support has been submitted, confirming that the proposed works would not impact on them.

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 relates to a two-storey semi-detached dwelling, located on Gladstone Avenue, Roby. The immediate surrounding area is mostly characterised by semi-detached properties of a similar nature. The rear of the property is currently stepped, with a two-storey section, towards the outer side elevation projecting an additional 1.5m to the rear. The surrounding properties appear to have a similar layout, with this section being an original feature within the area.

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The application seeks permission for a two-storey side and rear extension, together with a single storey section to the front and across the rear of the dwelling.

The two-storey side extension would be set back 1m from the principal elevation and would measure 2.5m in width. It would span the depth of the dwelling, plus project an additional 3m beyond the outer rear elevation. The two-storey section would also wrap around the rear of the property for a width of 2.9m. This section would have a hipped roof with the eaves and ridge measuring 5.5m and 7.6m respectively.

The works would include a single extension partially across the front of the original dwelling, plus in front of the proposed two storey side addition. It would have a total width of 5m and would project 1.6m from the principal elevation and have a depth of 2.5m on the side portion. It would consist of a mono-pitched roof with a maximum height of 3.7m.

Finally, the proposal also includes a single storey extension to the rear of the property. This section would measure 2.9m in width, have a depth of 4.5m and is proposed with a flat roof with a height of 3.4m.

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 proposal includes extensions to the front, side and rear of the property and therefore will be visible within the street scene. The two-storey element of the proposal would sit to the side the dwelling and would be stepped back 1m from the adjoining front elevation. As a result, the roof line would also be stepped down from the main ridge height, helping the extension appear subservient on the host dwelling and it is proposed as a hipped roof to echo the original roof formation. The single storey extension on the front would project 1.5m beyond the principal elevation. It would be considered an acceptable scale and the design would not be detrimental to the overall character of the dwelling or surrounding area.

The two-storey element would also wrap around part of the rear elevation and includes a hipped roof to the rear. The extension would then drop down to single storey across the remaining width of the property, with this section consisting of a flat roof. While it would not reflect the original roof design on the property, there would be limited views of it within the rear location and the flat roof would be acceptable for the single storey section.

The extension would be faced in brick and render to match the existing dwelling, while anthracite grey windows and doors would be installed in both the extension and within the original dwelling. Sufficient amenity space would be retained within the site and overall, it is considered that the design and scale of the proposal are acceptable for the property and it would not appear out of keeping within the street.

With regards to the attached dwelling, 48 Gladstone, the single storey rear element would abut the shared side boundary, while the two-storey rear section would be set in approximately 3.2m. No.48 currently has a single extension along the boundary, albeit not as deep as that proposed. Therefore, the single storey extension would appear to project approximately 1.5m beyond the rear extension at No.48 and wouldn't be considered detrimental to the outlook at this level. Due to the stepped layout of the rear elevations, the two-storey rear section would project 3m beyond the outer wall of the application property but would protrude 4.5m beyond the adjoining first floor wall of No.48. The width of this section has been reduced, stepping it in further from the shared boundary and in doing so the amended proposed complies with the 45degree line from the closest first floor window at No.48. As a result, it would be considered acceptable with regards to the outlook from the attached dwelling.

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The two-storey side and rear extension would be located along the boundary line with 44 Gladstone. The rear elevation of no.44, towards the boundary, is roughly in line with the existing outer rear elevation of the application property. As such the two-storey section would protrude 3m beyond the rear of No.44. The dwelling itself is set in several metres from the boundary and therefore a 3m rear projection would be considered acceptable with this layout and wouldn't cause undue shadowing or lose of outlook to the adjacent property. The facing side elevation of no.44 has two windows, which are a landing and bedroom window, again set in several metres from the boundary. However, the bedroom also benefits from an additional window in the rear elevation, so it is not anticipated that the side extension would unduly impact on the level of lighted afforded to this habitable room.

The proposal would create an additional bedroom at first floor, increasing the total number to four. The Householder SPD states the maximum parking requirements for this scale of property would be three in-curtilage parking spaces. The property currently has a single driveway to the front. The proposed site plan demonstrates that in line with the parking requirements three parking spaces could be accommodated to the front of the dwelling. As such the proposal would not raise any highways safety concerns and a condition could be attached to ensure the additional hard surfacing would provide adequate drainage.

CONCLUSION

The proposed development is considered to be of an acceptable scale and design. It would not have a detrimental impact on the residential amenity of the surrounding residents or the overall character 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):-

- 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.

- 4) The parking provision shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The parking provision shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan, Core Strategy adopted January 2016.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/07/2021	2021.22.P5A	-	PROPOSED SITE PLAN
16/07/2021	2021.22.P6A	-	PROPOSED GROUND FLOOR
16/07/2021	2021.22.P7A	-	PROPOSED FIRST FLOOR PLAN
16/07/2021	2021.22.P8A	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

16 July 2021

Alan Kilroe
16 July 2021

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