

Regeneration and Economic Development Department

APPLICATION NO: 21/00431/FUL

APPLICANT: Mr Paul Dougherty

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 67 Buttermere Road, Roby, L16 2NL

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 4 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 a two-storey semi-detached dwelling within Roby. The property is located at the end of Buttermere Road cul-de-sac and sits within a triangular shaped plot.

The property currently has a single storey lean to style extension along part of the side elevation, which also projects beyond the rear elevation. There is also a garage along boundary line which is attached to the neighbouring garage at 69 Buttermere Road.

The application seeks permission for the erection of a flat roofed extension to the side and rear of the dwelling. The front 2.9m section of the existing side extension would be retained, with the proposed extension adjoining the rear of this element. The proposal would project an additional 3.5m to the side

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and have dept of 5.8m, including 3.1m beyond the main rear building line. The flat roof would reach a maximum height of 3.1m.

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 proposed extension would partially sit behind the existing side extension, with the additional width to the side being located behind the garage. As such the extension would mostly be screened from view and would have no significant impact on the street scene.

The extension is proposed with a flat roof, including a large lantern roof light and would have one window in each the side and rear elevation and a set of French doors in the side elevation facing into the rear garden area. It is proposed to be finished mostly in render, with two courses of brick along the base. The original property is of brick finished but given the rear location it is not considered that the use of a rendered finish would unduly affect the appearance of the dwelling or character of the local area. Additionally, the flat roof would be acceptable within this location.

Given the angled nature of the site, the proposed side extension would project towards the side boundary with 69 Buttermere road and the rear boundary with 23 Buttermere Road. The outer corner of the proposed extension is cut at an angle to reflect the boundary line and as such only a 1.7m length of the elevation would be parallel to the boundary with No.23. It would also be set in approximately 0.6m from the boundary and as such it wouldn't be considered overbearing or cause any significant overshadowing in relation to the rear garden of this dwelling. The extension would be set over 2m to the side boundary with No.69 and this dwelling is angled away from the application site. It therefore would have no significant impact on the outlook form this dwelling.

With regards to the attached property, 65 Buttermere Road, the proposed extension would be set over 6m from the sharded boundary. The proposed French doors would face towards this boundary but give the distance and the ground floor level its not considered that the proposal would be detrimental to their amenity.

CONCLUSION

It is considered that the proposed extensions are of an acceptable design and scale for the host dwelling. It would not have a detrimental impact on the 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.

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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
20/05/2021	PP007	-	PROPOSED SIDE ELEVATION (F)
20/05/2021	PP006	-	PROPOSED REAR AND SIDE ELEVATIONS (C,D,E)
20/05/2021	PP005	-	PROPOSED FRONT AND SIDE ELEVATIONS (A,B)
20/05/2021	PP001	-	LOCATION PLAN AND EXISTING / PROPOSED SITE PLAN
20/05/2021	PP002	-	EXISTING AND PROPOSED FLOOR PLANS

Informatives

Louise Everard

16 July 2021

Alan Kilroe
19 July 2021

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