

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00839/FUL

**APPLICANT:** Jade Arkwright

**WARD AFFECTED:** Whitefield

**DEVELOPMENT:** ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

**LOCATION OF SITE:** 2 Lavender Avenue, Westvale, Kirkby, L32 4UW

### **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 12 neighbours. No representations have been received.

### **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 Lavender Avenue, Kirkby. Permission is sought for the erection of a single storey extension wrapping around the side and rear of the property.

The side extension would be set back slightly from the principal elevation, measure 2.36m in width and would span the remaining depth of the dwelling. The extension would then project a further 2.9m to the rear and wrap around this elevation. It would have a mono-pitched roof, with the eaves and ridge reaching 2.4m and 3.4m in height.

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## 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 extension would wrap around the side and rear elevation, with the side element being set back slightly from the front building line. The scale would be considered acceptable, and it would not appear unduly prominent within the street scene. The extension would consist of a pitched roof and the facing materials proposed would match the original dwelling. Overall, the design and scale of the proposed extension is considered to be appropriate for the host dwelling.

The side element would project towards the rear boundary of 11 and 15 Mercer Avenue. However, it would be set in approximately 0.9m from the shared boundary and approximately 9.5m from the rear elevation of these dwellings. The rear element would project 3m, along the shared boundary with 4 Lavender Avenue. The proposal would comply with the guidance set within the Householder SPD and it is not anticipated that there would be any detrimental effects on the amenity of the surrounding residents as a result of the development.

The extension would result in the loss of part of the driveway to the side of the property. However, the proposal includes an additional area of hardstanding to the front, such that the existing level of in-curtilage parking (2 spaces) would be retained.

## CONCLUSION

The proposed extension would 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):-

- 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.

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- 4) No part of the development hereby permitted shall be brought into use until the area of hardstanding shown on drawing no 001-01 REV.A received on 23/12/2021; has been laid out in accordance with that plan. The hardstanding shall be made available for the parking of cars at all times thereafter that the proposed development is in use.

Reason: To ensure adequate garaging/off street parking provision is retained and thereby avoid the harm to amenity, safety or convenience caused by on street parking and to comply with Policies T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

## SCHEDULE 1

| Date Received | Ref. No | Version | Drawing/Document Title     |
|---------------|---------|---------|----------------------------|
|               |         |         |                            |
| 11/11/2021    | 0001-02 | -       | PROPOSED ELEVATIONS, PLANS |
| 23/12/2021    | 0001-01 | Rev.A   | PROPOSED BLOCK PLAN        |

### Informatives

Louise Everard

5 January 2022

Alan Kilroe

5 January 2022

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