

Regeneration and Economic Development Department

APPLICATION NO: 21/00655/FUL
Gemma Henders

APPLICANT: Mr Paul Reynolds And Ms

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR
EXTENSION TOGETHER WITH A SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 11 Riesling Drive, Tower Hill, Kirkby, Knowsley, L33 1SQ,

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

DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

Asset Management - No comments received

Highway Authority - No objections

Arboricultural Officer - No objections

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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, end terrace property on Riesling Drive. Permission is sought for the erection of a two-storey side extension, together with a single storey rear and front extension.

The two-storey element would project 2.85m from the side elevation and would measure 7m in length. It would have a gable end roof, with the eaves and ridge measuring 4.8m and 7.7m respectively. The works would include a single storey extension to the front, which would project 1.5m beyond the proposed two-

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storey element, measure 3m in width and would have a mono-pitched roof which would span across the front elevation of the property. It would also encompass a small porch with a footprint of 1mx2.1m.

Finally, the single storey rear element would project 2.9m in depth by a width of 7.7m. It would also have a mono-pitched roof reaching a maximum 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 property is located on the eastern side of Riesling Drive, towards the junction with Aster Drive. It is the end property within a short run of terrace properties, which is set back from the highway and orientated 90 degrees to the dwellings Aster Drive.

The two-storey side extension would be set back 0.66m from the adjoining front wall, while the ridge height would be marginally lower than the original roof. Given the layout the proposed two storey extension would not be overly visible within the street scene and would not appear dominant on the host dwelling. While the single storey front extension is small in scale and would not appear out of keeping within the area.

The single storey rear element is simplistic in design, with a lean-to roof containing three roof lights and bi-folding door within the rear elevation. Overall design is generally reflective of the original property and is proposed to be finished in matching brickwork, tiles and fenestration detailing.

There is no property to the north of the site, therefore the proposed side extension would have no impact on residential amenity. The single storey rear projection would be set just of the shared boundary with 15 Riesling Drive. Given this projection is limited to 2.9m it would not significantly affect the outlook or level of light enjoyed by the adjacent dwelling and appropriate amenity levels would be preserved.

There is an area of open land to the north of the site, including trees towards the boundary. The application has been supported by an arboriculture impact assessment and method statement. The councils arboricultural officer is satisfied with the methods proposed to protect the existing trees and has not raised any objections to the proposal.

The extension would increase the total number of bedrooms from three to four within the property. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces. The property has sizeable driveway to the front and the site plan demonstrates that the three spaces can already be accommodated. As such the development would not create any highway safety concerns.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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:

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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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/08/2021	01469/SK/01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
04/08/2021	01469/SK/02	-	EXISTING AND PROPOSED SITE PLANS
07/09/2021	-	-	ARBORICULTURE IMPACT ASSESSMENT AND METHOD STATEMENT

Informatives

Louise Everard

27 October 2021

Alan Kilroe

1 November 2021

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