

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00400/FUL

APPLICANT: Mr J Murphy

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION (DEMOLITION OF EXISTING OUTBUILDING) TOGETHER WITH SINGLE STOREY FRONT EXTENSION, ERECTION OF FRONT PORCH AND ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 106 Tithebarn Road, Knowsley, Knowsley, L34 0HB

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS24 - Managing Flood Risk

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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.

PLANNING HISTORY

A similar front extension was allowed next door (108) as part of a front, side and rear single storey extension (18/00486/FUL – approved 16/10/2018).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No objections have been received.

ISSUES AND ASSESSMENT:

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PS/DC/OP04/05	003	23/9/02

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PROPOSAL

The application is for the erection of a two storey side and front extension (demolition of existing outbuilding) together with erection of front porch and erection of a single storey rear extension*.

**The plans have been amended to ensure the two storey element does not project beyond the front of the existing house.*

DESIGN, ACCESS AND CRIME PREVENTION

Whilst the two storey side and front extension, would not be set back from the main front wall by 1 metre, due to the site's corner location, no terracing effect would occur. Therefore, the extension is in accordance with para 7.2 of the Householder Development SPD. The proposed side extension would not project beyond the building line of Frederick Lunt Avenue and would not have an adverse effect on the character of the area.

The two storey element of the extension would also not project any further forward than the main dwelling. The single storey element would project forward only a small distance and a similar front extension was allowed next door (18/00486/FUL – approved 16/10/2018). Therefore, there would be no harm to the street scene.

Overall, the extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

In relation to 108, there would be no unacceptable impacts on amenity as the side extension would be on the opposite side of the property and the rear extension would only project around 3 metres, which is 1m less than the 4m the Householder Developments SPD says is generally acceptable.

Overall, the extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

FLOOD RISK

The site is within Flood Risk Zone 3 where normally a Flood Risk Assessment is required. However, it is considered that requiring a flood risk assessment would not be proportionate as the dwelling has already been built and the proposal would merely be an extension to an existing dwelling.

PARKING

NPPF Para 111 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In relation to parking standards there are two parking space proposed for a 4 bedroom property. This is slightly below the standard of 3 spaces. However, the minor shortfall of 1 space is acceptable and would not cause significant harm to highway safety. Overall, the application complies with NPPF para 111.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties The application complies with local planning policies and is recommended for approval.

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PS/DC/OP04/05	003	23/9/02

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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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/082022	R1874 - 100	-	Location Plan
30/08/2022	R1874 - 102	Rev 1	Proposed Plans and Elevations

Andrew Hunt
16 September 2022

Alan Kilroe
20 September 2022

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

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