

Regeneration and Economic Development Department

APPLICATION NO: 21/00314/FUL

APPLICANT: Mr McFarlane

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A FIRST FLOOR SIDE AND REAR EXTENSION INCLUDING CANOPY TO FRONT

LOCATION OF SITE: 33 Cherry Tree Road, Huyton, L36 5TY

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. 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 within an established residential area of Huyton. The property currently has a single storey flat roofed element along the side of the property, which also projects to the rear, containing the garage and kitchen. The application seeks permission to add a first floor above part of this section, to create two bedrooms and is proposed to measure 3m in width by a depth of 8m. The extension would be set back 1m from the adjoining front wall, span the remaining depth of the original dwelling, plus project an additional 1.1m to the rear. It would have a hipped roof with the eaves and ridge reaching 5.1m and 7.6m respectively.

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The proposal would also seek to add a mono-pitched roof over the single storey element that would remain as the front portion of the garage and also extend it across the front of the dwelling. The roof would reach a maximum height of 3.4m on the side section and 3m across the front of the original elevation.

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 sit above the existing garage and kitchen to the ground floor. As such it would not increase the existing footprint of the building. The design includes a 1m step back from the adjoining first floor wall and would be finished with a hipped roof to echo the main roof formation, the ridge height of which would be set down approximately 0.35m from the main ridge. As a result, the addition would appear subservient on the dwelling and would not raise any concerns regarding potential terracing affects.

The extension is also proposed to be finished in render, white UPVC detailing, and tiles match the host dwelling. The extension, as a whole would, respect the character of the dwelling and would appear acceptable within the street scene.

The proposed extension would be set along the side boundary with 31 Cherry Tree Drive. The rear elevation of the existing single storey side extension at the application property is in line with the main rear elevation of No.31. As such the proposed first floor addition would not project beyond the main rear elevation of the adjacent dwelling. However, No.31 has previously been extended above the garage and it does not span the full depth of the dwelling. As a result, the proposed extension would protrude 3.5m beyond the adjoining first floor rear wall of No.31 and this elevation includes a bedroom window. The Householder SPD states that two-storey or first floor extension along boundary lines are generally permitted up to 3m and anything over that would need to ensure it would not encroach the 45 degree line from the nearest habitable window. It would appear that the extension would encroach this line, however it should be noted that the first-floor extension at No.31 is only one room deep and as such the bedroom also benefits from a sizeable secondary window in the front elevation. Given this arrangement it is therefore considered that the additional 0.5m depth, over the guidance, proposed to the first floor would not unduly affect the amenity of the neighbouring dwelling to an unacceptable level and the room will still benefit from adequate levels of light. No 31 also has a window in the facing side elevation, approximately 2.6m from the shared boundary. However, this serves a bathroom and therefore the proposed extension in parallel to the opening in a non-habitable room would not be considered detrimental to the amenity levels currently enjoyed.

The first floor extension would be set over 5m from the boundary, with the attached dwelling, 35 Cherry Tree Drive. It therefore would have no significant effect on the amenity of this dwelling, neither would the addition of the pitched roof across the front of the property.

The proposed extension, together with internal alterations, would take the total number of bedrooms from three to four. In line with the Householder SPD, the property of this scale would be expected to provide three in curtilage parking spaces. The existing garage would be retained but internal dimensions are not of sufficient size to count as a useable parking space. The property also benefits from a driveway to the front, which can accommodate one parking spaces. The hardstanding at the front of the dwelling is proposed to be increased in width to create an additional parking space to the front. Although this falls short, the parking standards as listed in the SPD are maximum standards and the available parking or the property will still be increased by one space. As such it is not considered that the additional bedroom

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would increase the demands to a level which would be detrimental to the highway safety to the immediate area.

CONCLUSION

The proposed first floor extension is of an acceptable scale and design. They 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) No part of the development hereby permitted shall be brought into use until the area of hardstanding shown on drawing no 01.08 Rev.A received on 17/06/2021; 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 that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/06/2021	01.08	Rev.A	PROPOSED PARKING
16/06/2021	01.06	Rev.C	PROPOSED ELEVATIONS
16/06/2021	01.04	Rev.C	PROPOSED FIRST FLOOR PLAN

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

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- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Louise Everard

30 June 2021

Signed by

Mark Quinn
02/07/2021

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