

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00816/FUL

APPLICANT: Steven Costello

WARD AFFECTED: Prescot North

DEVELOPMENT: ALTERATIONS TO ROOF OF DWELLING, INCLUDING INCREASE IN HEIGHT ABOVE PREVIOUS APPLICATION (21/00180/FUL)

LOCATION OF SITE: 27 Ormskirk Road, Knowsley Village, Knowsley, L34 8HB

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

CS21 - Greenspaces and Trees

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

Previous applications have been approved at the property for part single, part two, storey front, side and rear extensions. (21/00180/FUL – approved 25/05/2021) and for a bedroom extension was approved at the property (74/04074/HIST – approved - 18/05/1979).

TECHNICAL CONSULTATIONS:

Arboricultural Officer – No objection subject to conditions

I have looked over the documents submitted for the above application and I have no objections providing the Arb impact and method statement are made approved documents. Also, that the following conditions are put in place a 2:1 replacement at girth size 12-14cm and that we notified with 5 day notice of the erection of the tree protective fencing.

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

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NEIGHBOUR NOTIFICATION:

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

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for alterations to roof of dwelling, including increase in height above previous application (21/00180/FUL).

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The main change (from the previous approved application – (21/00180/FUL), would be to change the shape of the roof and increase its height. The roof would change from a hipped shape roof to a more typical gable roof.

This would be more similar to the immediate property to the north (29) and would not adversely affect the character of the area, which is characterised by a variety of shapes and styles of roof.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 25, there would be no harm to amenity as the roof alterations are relatively minor in scale, and would not materially impact on the light, or outlook of 25. In addition, the roof would not be directly on the boundary but is set back over two metres, reducing its impact.

In relation to 29, there would be no harm to amenity as the roof alterations are relatively minor in scale, and would not materially impact on the light, or outlook of 29. In addition, the roof would not be directly on the boundary but is set back over three metres, reducing its impact.

The extension therefore complies with the Householder Development SPD.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

In relation to parking, there is extensive parking at the property which would be unaffected by the proposal. Overall, there would not be significant harm in relation to highway safety from the proposal.

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TREES

There would be no harm in relation to trees from the development subject to a condition to require trees to be replaced at a 2:1 ratio with a girth of 12-14cm and 5 days notice of the tree protective fencing. This is supported by the council's arboricultural officer who has no objection subject to conditions. Overall, the proposal is acceptable in relation to trees and complies with Core Strategy Policy CS21.

FLOODING

The development would not cause harm in relation to flooding. It would not be materially different in relation to flooding to the previous application (to which the Environment Agency had no specific comments to make).

CONCLUSION

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

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.

- 4) Tree Replacement Planting

Prior to occupation of any part of the development hereby permitted, details of replacement trees shall have been submitted to and agreed in writing by the local planning authority. The scheme should include replacement trees that shall be installed at a ratio of either 2:1 Ratio at 12-14cm girth,

The trees shall be planted in the next available planting season and retained hereafter.

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Should the replacement tree(s) fail to establish within a period of five years thereafter it shall be replaced in kind during the first planting season following the date of the loss or damage.

Reason: In order to ensure adequate replacement tree planting in accordance with CS21 of the Local Plan Core Strategy adopted January 2016.

5) Tree Protection

Five working days written notice shall be given to the council's Arboricultural Officer before commencement of any works in close proximity to trees that are due to be retained. The tree protection measures shall be installed on site prior to start of construction and shall remain in place for the period of construction.

Reason: In order to ensure adequate replacement tree planting in accordance with CS21 of the Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/10/2021	02-03-3000	01	Proposed Ground FL Plan
19/10/2021	02-04-1410	01	Proposed Front & Rear Elevations
19/10/2021	02-03-3001	01	First FL Plan
19/10/2021	-	-	Flood Risk Assessment and Suds for planning
19/10/2021	02-04-1411	01	Proposed Gable Elevation
19/10/2021	TRE/27OR	-	ARBORICULTURAL IMPLICATIONS ASSESSMENT
19/10/2021	TRE/27OR	-	ARBORICULTURAL METHOD STATEMENT
19/10/2021	2050-SAT-ZZ-00-DR-A-1200	P01	Proposed Site Plan

Informatives

N/A

Andrew Hunt

01 December 2021

Alan Kilroe

2 December 2021

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