

Regeneration and Economic Development Department

APPLICATION NO: 21/00778/FUL

APPLICANT: Mr Louis Maddison

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: RETENTION OF TWO STOREY SIDE EXTENSION (DEMOLITION OF SINGLE STOREY SIDE EXTENSION)

LOCATION OF SITE: 28 Windy Arbor Road, Whiston, L35 3PB

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:

Whiston Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 seeks planning permission for the demolition of a single storey kitchen at the side of a semi-detached house on Windy Arbor Road and for the erection of a two storey extension to the side. The single storey extension has been demolished and the external shell of the extension been mostly erected. The extension has a ground floor of depth of 6.9m, the depth of the house, with the first floor having a depth of 6.1m and set back 0.5m from the front of the house. The extension is 3.9m wide and there is 0.9m between the extension and the party boundary, allowing rear access. The extension will have a hipped roof ridged into the main roof with the projecting single storey part of the extension having a sloping roof. The extension will be rendered with a brick base to match the house (although the ground floor bay is brick from the lower cill to ground level). The extension will comprise a kitchen diner on the ground floor with bedroom above.

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POLICY CONSIDERATIONS

The application complies with the above noted planning policies and with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design is acceptable and broadly in character with the original house. The Householder SPD notes that two storey extensions to the side of semi-detached houses should usually be set back 1m from the adjoining part of the original house or 1m in from the party boundary, to mitigate any terracing effect. This extension is set back 0.5m and in from the party boundary 0.9m and is considered to go beyond the SPD with regard terracing mitigation. The proposal is not, and will not be, detrimental to the visual amenities of the occupiers of neighbouring properties, with little impact on outlook, or the area in general. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The extension would give the house three bedrooms and the front garden area could accommodate two parking spaces, the off-street parking requirement for such a dwelling usually required by Knowsley. No other highways or parking issues are raised. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a primarily residential area and as such raises no residential amenity issues and does not cause any privacy issues. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The extension has an acceptable design and gives rise to no adverse visual or residential amenity concerns. Two parking spaces could be accommodated within the front garden area. The application complies with planning policies and is therefore 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) Within two months of the date of this planning permission a scheme for the parking of two cars in the front garden area shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the parking spaces shall have minimum dimensions of 5m by 2.5m of hard surfacing and the scheme shall show that no surface water from the hard surfaced area flows onto the public highway or to neighbouring properties. The agreed scheme shall be implemented prior to the first use of the extension and shall be retained for such purposes at all thereafter.

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Reason: To ensure adequate in-curtilage parking is provided in the interests of highway safety and to comply with Policies CS2 and 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 June 2006.

- 4) Notwithstanding any submitted details 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
20/10/2021	-	-	EXISTING AND PROPOSED FLOOR PLANS
21/01/2022	-	-	EXISTING AND PROPOSED ELEVATIONS
05/10/2021	-	-	LOCATION PLAN

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments :-
- 2 The Highway Act 1980, Section 1984, empowers the Highway Authority to require the construction of a carriageway across the grass verge or footway.

Knowsley Borough Council have resolved that all such crossings shall be constructed by, or under the supervision of, the Department of Regeneration, Economy and Skills. Arrangements for construction of the vehicular crossing hereby permitted shall be made with the Council's Highway Authority. If the footway crossing needs to be widened the applicant/developer should contact the Transportation Division of the Council with respect to this matter on 0151 443 2333.

Lee Osborne

24 January 2022

Alan Kilroe
24 January 2021

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