

Regeneration and Economic Development Department

APPLICATION NO: 21/00922/FUL

APPLICANT: K and N Kilbey - James

WARD AFFECTED: St Gabriels

DEVELOPMENT: DEMOLITION OF EXISTING OUTBUILDINGS AND ERECTION OF SINGLE STOREY REAR EXTENSION AND RAISED PATIO.

LOCATION OF SITE: 47 St Marys Road, Huyton, L36 5SP

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:

Network Rail - No comments

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 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 semi-detached dwelling on St Marys Road. Permission is sought for the erection of a single storey, flat roofed extension to the rear of the property. The extension would project 3.5m beyond the rear elevation (with an overhanging roof projecting an additional 1m) and have a width of 8.4m. The flat roof would attain a height of 3.5m.

The application also includes a raised patio area wrapping around the side and rear elevation of the proposed extension, plus the demolition of the existing outbuilding to the side. The patio would elevate this area by approximately 0.5m and include three steps down into the remaining garden area to the rear of the site.

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

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension in the form of a rear dormer 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 be placed to the rear of the property and therefore would not be visible within the street scene. The flat roof design would be acceptable within the position and the scale is also appropriate within the site. The rear elevation would be mostly glazed, with the walled proposed in render to match the original dwelling. Overall, the design of the extension is considered suitable for the property.

The single storey extension would sit adjacent to the common boundary with 45 St Mary's Road and over 6m from the boundary with 49 St Marys Road. The main body of the extension would have a depth of 3.5m, which would conform with the Householder SPD regarding residential amenity and it is not anticipated that the addition section of overhanging roof would unduly affect the amenity of these properties.

The proposal also includes a raised patio wrapping around the side and rear of the proposed extension, which would sit 0.5m higher than the existing garden level. The common boundary with 45 consist of a 2.2m high fence and therefore it is not considered that the privacy levels of this property. The patio would also extend towards the boundary with No.49. The boundary treatment between these dwellings consists of a 1.6m high wall along the boundary which sits to the side of the dwellings, with the addition of a hedge (min 3m in height) from approximately the rear elevation of No.49. Therefore, the majority of the raised patio area would be screened by the existing vegetation, while the section adjacent to the 1.6m wall would face towards blank side gable of No.49. It therefore is not anticipated that the patio area would unduly affect the privacy levels of this property or their private amenity space.

CONCLUSION

The proposed rear extension and patio are considered to be of an acceptable design and scale for the dwelling. Their addition would have no significant impact on the amenity of the surrounding residents or the character of the wider 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.

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

- 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
03/12/2021	21-33-PL003	-	Proposed site plan
03/12/2021	21-33 PI004	-	Proposed floor plan and elevations

Informatives

Louise Everard

21 January 2022

Alan Kilroe

24 January 2022

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