

Regeneration and Economic Development Department

APPLICATION NO: 21/00856/FUL

APPLICANT: Ayesha Kamarudin

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 8 Rosebank Road, Huyton, L36 3AB

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

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 10 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, located towards the bend in the road joining Rosebank Road and Mardale Walk. Permission is sought for the erection of a two storey side extension. It would measure 3m in width by a dept of 8.2m and would have a gable end roof with the ridge reaching 7.9m.

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

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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 two storey side extension would align with the existing front and rear elevations. It would be finished with a gable end roof also linking into the existing roof slopes and overall ridge height of the main roof. The property sits at 90 degrees to the adjacent dwellings to the north on Rosebank Road and the side extension would be located behind the rear building line of these properties. As such, the extension would not appear overly prominent within the street scene. The area comprises a mixture of house types, including terrace properties. Therefore the straight continuation of the building line across of the front of the property at both ground and first floor would not be considered out of keeping with the area and given the layout it would not result in a terracing affect with the neighbouring property. The facing materials are also proposed to match the existing and overall, the design and scale are considered appropriate for the dwelling and surrounding area.

The extension would project towards the side boundary that adjoins the rear boundary of the properties on Fairclough Road. In particular the extension would mostly overlap the boundary with no.69 and a small overlap with no.67, both of which has single storey rear extensions. The side boundary is set at an angle to the property and therefore the distance the extension would sit from the boundary ranges from 3.7m towards the front of the proposal, to approximately 0.8m towards the rear. At the closet point, the extension appears to be set approximately 10m from the ground floor rear elevation of No.67 and No.69 and 13m to their corresponding first floor elevations. This separation distance would also increase towards the front of the extension, to approximately 16.7m between the proposed side elevation and the original rear elevation of No.69 and No.67. The resulting layout and separation distance would be considered satisfactory to preserve the outlook of these dwellings and there would be no privacy issues as no windows are proposed to the side. The extension therefore would not unduly affect the amenity of the surrounding dwellings.

The proposed side extension would be located in what is currently the side garden and it would not affect the existing parking arrangement. The development would increase the number of bedrooms from two to three within the property. However, as the parking standards set within the Householder SPD are the same for both two and three bed properties, no additional parking would be required due to the proposed extension. Therefore, the development would not raise any highway safety concerns.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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 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.

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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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/02/2022	01	REV B	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

24 February 2022

Signed by

Mark Quinn

25/02/22

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