

Regeneration and Economic Development Department

APPLICATION NO: 21/00478/FUL

APPLICANT: Mr McDonough

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF TWO STOREY FRONT EXTENSION AND SINGLE STOREY SIDE/REAR EXTENSION

LOCATION OF SITE: 2 Quakers Meadow, Knowsley, L34 0HX

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Knowsley Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. There have been 2 letters of objection (from the same property address), 0 letters of support and 0 letters of comment. The representations are summarised as follows:-

- I am writing to register and express my concern regarding the loss of privacy to myself and my family due to the first floor terrace.
- Even with the 1.1m obscured glass balustrade shown on the plans, any adult standing on the planned terrace would have an unobscured, direct view into...The proposed terrace directly overlooks...the two houses are very close to each other on this side where the terrace is proposed...

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:

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PROPOSAL

The application is for the erection of a two storey front extension and a single storey side/rear extension to the detached property at 2 Quakers Meadow in Knowsley. The application also proposes to extend the existing hard standing within the curtilage of the property.

The proposal as originally submitted has been amended to omit a roof terrace and two storey side extension and to reduce the width of the proposed single storey side extension. The amendment also includes the addition of four tall windows in the side elevations of the proposed front extension. The proposed development would provide a new porch, garage and games room.

The proposed two storey front extension would project approximately 1.5m from the principal elevation of the existing property and would measure 2.9m in width. The extension would have a pitched roof which would measure 5.3m in height to the eaves and 6.0m to the ridge. The proposed single storey side/rear extension would sit flush with the principal elevation of the property and would extend 3.7m at the side. It would measure 7.5m in length along the side elevation of the main property and would project 3.5m at the rear. The side/rear extension would also have a pitched roof which would measure 2.7m in height to the eaves with a maximum height of 4.2m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

As mentioned previously in this report, the proposal has been amended to omit a two storey side extension given that such a development is considered to have a significant impact on the building line to the front of properties along Longmeadow Road. In addition, the width of the proposed single storey side extension has also been reduced which would avoid significant disruption to this building line. The proposed development would generally mirror the extensions to 1 Quakers Meadow, located directly opposite the application site, approved in 2016 under application reference 16/00580/FUL. Subsequently, the proposal is not considered to be detrimental to the character of the existing property or the wider street scene.

The existing property and new development would be rendered to match and would be in keeping with the appearance of other properties in the locality which are either rendered or part-rendered. Overall, the proposal would be in keeping with the scale and appearance of the existing property and as it would not be dissimilar to 1 Quakers Meadow, on balance, the proposal is acceptable with regards to design.

RESIDENTIAL AMENITY

The application has been amended to remove a roof terrace originally proposed to the rear of the property in order to protect the amenity of nearby residents. Given the position and proximity of the proposed two storey front extension and single storey side/rear extension to 4 Quakers Meadow, the development is not considered to significantly affect the visual amenity of the occupiers.

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It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from the development.

HIGHWAYS

The proposed garage would be able to accommodate one car parking space and there would be sufficient space within the curtilage of the property to accommodate at least three vehicles, which would comply with the Council's parking standards.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/08/2021	A100	B	LOCATION PLAN / EXISTING AND PROPOSED SITE PLAN
25/08/2021	A103	B	PROPOSED FLOOR PLANS
25/08/2021	A104	B	PROPOSED ELEVATIONS

Informatives

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Chloe Roberts

6 September 2021

Alan Kilroe

9 September 2021

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