

Regeneration and Economic Development Department

APPLICATION NO: 21/00585/FUL

APPLICANT: Mr R Basnett

WARD AFFECTED: Whitefield

DEVELOPMENT: DEMOLITION OF EXISTING CONSERVATORY AND THE ERECTION OF A TWO STOREY REAR EXTENSION

LOCATION OF SITE: 41 Mercer Avenue, Westvale, Kirkby, L32 4UU

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

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:

None Required.

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 is for the demolition of an existing conservatory and the erection of a two storey rear extension to the semi-detached property at 41 Mercer Avenue in Kirkby. The proposal would provide a new living room and fourth bedroom.

The proposed two storey rear extension would project approximately 2.9m from the rear elevation of the existing property and would measure 4.7m in width. The development would also have a hipped roof which would measure 5.2m in height to the eaves with a maximum height of 6.5m.

RELEVANT PLANNING HISTORY

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PS/DC/OP04/05	003	23/9/02

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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

The proposed development would be faced in materials which match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposal would extend 2.9m at the rear and would comply with the Householder Development SPD which generally supports two storey rear extensions of up to 3.0m. As such, the development would not significantly affect the amenity of surrounding residential properties in terms of outlook, levels of light or privacy.

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

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four and the Householder Development SPD states that 4+ bed properties should provide a maximum of three in-curtilage car parking spaces.

The proposed plans show an area for two parking spaces to the front of the property measuring approximately 5.0m x 5.0m. Whilst the Householder Development SPD recommends that two side by side parking spaces should measure 5.7m x 5.0m, this width is considered necessary to allow a pedestrian path to the entrance of the property. As there is an existing footpath providing access from the side of the application site to the front of the property, the wider parking area is not required in this instance. The Council's parking requirements are maximum standards and therefore, the proposed level of parking of two spaces is considered sufficient and would comply with the Council's 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):-

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- 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
16/07/2021	HA2164 01	-	LOCATION PLAN
16/07/2021	HA2164 03	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Chloe Roberts

6 September 2021

Alan Kilroe
9 September 2021

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PS/DC/OP04/05	003	23/9/02