

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00562/FUL

APPLICANT: Mr Brendan O'Brian

WARD AFFECTED: St Michael's

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION, TWO STOREY SIDE EXTENSION TOGETHER WITH A SINGLE STOREY SIDE AND REAR EXTENSION INCLUDING THE CONVERSION OF EXISTING GARAGE TO FORM INTEGRAL ANNEX AND OTHER ASSOCIATED WORKS INCLUDING CHANGES TO MAIN ROOF FROM HIPPED TO PITCHED AND INCREASE OF HEIGHT OF GARAGE / ANNEX ROOF.

LOCATION OF SITE: 188 Huyton Lane, Huyton, Knowsley, L36 1TQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

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

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey front and side extension, two storey side extension Together with a single storey side and rear extension including the conversion of existing garage to from integral annex and other associated works including changes to main roof from hipped to pitched and increase of height of garage/annex roof.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The pitched roof is considered to be acceptable. The two storey side extension is set back around 0.6 metres at first floor level. This is slightly less than the 1 metre requirement set out in the Householder Development SPD, however, the extension would be set back around 1.68 metres from the 1st floor bay window. As a result, the extension would be set back noticeably from the main dwelling and would appear as a subordinate addition, no terracing effect would occur. Therefore, the extension complies with Saved Policy H8 and overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

The two storey side extension would not cause harm to 186 as the three side windows on 186 are not main habitable room windows. (The layout of 186 is similar to 188 which has three 1st floor side windows for a bathroom, WC and Landing). The extension to join the outbuilding (and increase in its height) will not materially impact on the amenity of 186 as 186 has also been extended along the boundary.

In relation to 190, there would be no harm from the two storey side extension as it would take place on the opposite side of the property. The single storey rear extension would also only extend around 3.5 metres at the rear which is less than the 4 metre standard in the Householder Development SPD. There will be a new window on the side of what was the outbuilding, however this will be obscure glazed and will not impact on the privacy of 190. This can be secured via a condition.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission 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 Policy 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 in June 2006.

- 4) The proposed ground floor side window on the former garage (shown on drawing 1758/02), shall be obscure-glazed.

Reason: In order to protect the privacy of neighbours.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/06/2021	1758/01	-	Existing Plans and Elevations
21/06/2021	1758/02	-	Proposed Plans and Elevations

Informatives

N/A

Andrew Hunt

2 August 2021

Alan Kilroe

5 August 2021

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