

Regeneration and Economic Development Department

APPLICATION NO: 22/00024/FUL

APPLICANT: Ms Denise Johnson

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT AND SIDE WRAP AROUND
EXTENSION

LOCATION OF SITE: 22 Beldale Park, Kirkby Park, Kirkby, L32 2DE

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:

Cadent Gas Limited – No objections, however requested an informative note to be attached to the decision notice.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 on Beldale Park. Permission is sought for the erection of a single storey extension wrapping around the side and part of the front elevation. The extension would project 2m from the original side elevation and span the full depth of the dwelling. The proposal would also include an additional forward projection of 1.6m beyond the front building line and would wrap around the principal elevation for a width of 1m. A canopy roof would continue across the front elevation for a further 1.4m to cover the existing entrance point. The extension would be finished with a hipped roof, with the eaves and ridge reaching 2.5m and 3.5m respectively.

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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 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 single storey extension would wrap around the side and part of the front elevation, plus a canopy roof would extend across the front entrance point. The front element would project 1.6m beyond the principal elevation. The adjacent property to the west, 20 Beldale Park is stepped forward from the application property and due to the staggered nature, the front extension would not project beyond the building line of this adjacent dwelling. The forward project is minimal in scale and given the layout, behind the building line of the adjacent dwelling, it is not considered that it would appear unduly prominent within the street scene.

The hipped roof would be acceptable, and the new windows would be consistent in scale/orientation with those within the original dwelling. Generally, the design and scale of the extension would be in keeping with the character of the dwelling. In addition, the extension would be set in from the side boundary, retaining external access to the rear garden area.

The extension would project toward the common boundary with 20 Beldale Park. It would sit entirely to the side of No.20, which only has one small ground floor window in the side elevation, toward the front, which appears to serve the entrance point. Therefore, the extension would have no impact on the outlook of this dwelling. Regarding the attached dwelling, 24 Beldale Park, only the front projection would be visible from this property. The extension would be set 3.8m from the shared boundary, while the canopy roof would be 2.4m from the boundary. Given this layout the extension would have no significant affect on the outlook/amenity levels of this property or any other surrounding dwelling.

The extension would result in the loss of part of the driveway, located to the side of the dwelling. However the proposed site plan demonstrates that the area to the front of the dwelling could accommodate two in-curtilage spaces. Therefore, adequate parking provisions would be retained and as such the proposal would not raise any highway safety concerns.

CONCLUSION

The side and front 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).

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- 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
17/01/2022	418.01.002	REV D	LOCATION PLAN
27/01/2022	418.01.001	REV G3	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

1. Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

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If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Louise Everard

9 March 2022

Signed by

Mark Quinn

10/03/2022

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