

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00046/FUL

APPLICANT: Mr Darren Tate

WARD AFFECTED: St Gabriels

DEVELOPMENT: CHANGE OF USE OF LAND TO RESIDENTIAL USE AND ERECTION OF TWO STOREY SIDE EXTENSION AND 1M HIGH FENCE

LOCATION OF SITE: 14 Fieldway, Huyton, L36 0SJ

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

CS21 - Greenspaces and Trees

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 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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

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PROPOSAL

The application is for the erection of a two storey side extension.

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.

In relation to the principle of development, the proposal would change informal open space to residential use. However, the area is classed as a Primarily Residential Area in the Local Plan policy Map and there is an extensive amenity space area nearby. The triangular area is split off from the other open space areas by a path which limits the areas usefulness for recreational activity. The development therefore complies with Core Strategy Policy CS21 part 2 b) as the land is unsuitable in terms of location, size and character to constitute open space.

Overall, the application is consistent with Core Strategy Policy CS21.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The Two Storey Side extension would be pitched like the existing roof. Whilst it would not be set back by 1 metre at first floor level, its location at the end of a terrace (with no dwellings to the west) means that no terracing effect would occur. The extension is therefore consistent with para 7.2 of the SPD which states that the 1 metre standard may be relaxed if the extension would not create a terracing effect. The proposed fence has been amended to reduce the height to 1 metre from 2 metres. However, a condition is necessary to avoid a higher fence being allowed under permitted development.

Overall, the design of the scheme is acceptable. The extension complies with the Householder Development SPD. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 24 Meadow Drive, the extension would not harm the amenity of 24 as there are no main habitable room windows on the side of 24.

In relation to 13 Fieldway, the extension would be on the opposite side of the dwelling away from 35. As a result, the extension would not materially impact on the amenity of 13.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification) no fence shall be erected above one metre within the entire site of 14 unless it is to replace an existing fence in which case a replacement fence of the same height or lower may be erected.

Reason: In order to prevent a intrusive boundary treatment causing harm to the street scene.

Informative

- 1) Any grant of planning permission does not override any legal covenants on the land.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/01/2022	AS/221/2020	-	Location Plan
04/03/2022	01	Rev A	Existing and Proposed Plans and Elevations

Informatives

N/A

Andrew Hunt
15 March 2022

Alan Kilroe
21 March 2022

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