

Regeneration and Economic Development Department

APPLICATION NO: 22/00208/FUL

APPLICANT: LK Planning & Design

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY)

LOCATION OF SITE: 51 Malvern Avenue, Roby, Knowsley, L14 6TR

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:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 seeks planning permission for the erection of a part two storey and part single storey extension to the rear of a semi-detached house. An existing rear conservatory would also be demolished, which has been carried out for the most part. The ground floor of the extension would be 4m deep and the width of the house whilst the first floor extension would be 2.5m deep and 2.65m from the party boundary with the adjoining house, 53 Malvern Avenue. The two storey element of the extension would have a pitched roof hipped into the hipped roof of the house, with the single storey part of the extension having a pitched roof sloping up from both side elevations to the ridge with three roof lights. The external walls would be rendered matching the rear elevation of the house, albeit the gable of the house is of brick. The roofs of the extension would be tiled. The extension would comprise a kitchen with the first floor extension forming an extension to a small bedroom. There is a similar tyoe extension at 45 Malvern Avenue (15/00651/FUL).

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable and broadly in character with the existing house. The extension would not be detrimental to the visual amenity of the neighbouring properties or the wider area. The single storey element of the extension would be 4m deep on the party boundary with the adjoining house, 53 Malvern Avenue. The Householder Development SPD allows single storey extensions of 4m on and adjacent party boundaries with adjoining properties and as such it is considered that the extension would not be detrimental to the outlook of that property. The proposed first floor element would be 2.65m from the party boundary with the said house and would be 2.5m deep, as such it would not impact on the outlook of that property. There is a distance of approximately 2m to the neighbouring property to the other side, 49 Malvern Avenue. These properties have kitchen and hall windows at ground floor on the gable with bathroom and stairs/landing windows at first floor on the gable. 49 Malvern Avenue has a single storey extension on the rear. It is not considered that the proposal would significantly impact on the outlook of that neighbouring property. No crime or anti-social behaviour issues are raised by the proposal.

HIGHWAYS

No highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and raises no residential amenity concerns, including overlooking or loss of privacy.

CONCLUSION

The proposal is acceptable in design and would not be detrimental to the visual and residential amenities of neighbouring properties or the area in general. The application complies with planning policies and is therefore recommended for approval.

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).

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/04/2022	1001	-	LOCATION PLAN

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
-------------------------------------	------------------------------	--------------------------------

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00208-ful 51 malvern avenue
dlp.doc.docx

06/04/2022	2001	-	PROPOSED BLOCK PLAN
12/06/2022	4001	A	PROPOSED FLOOR PLANS AND ELEVATIONS

Lee Osborne
22 June 2022

Alan Kilroe
4 July 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00208-ful 51 malvern avenue
dlp.doc.docx