

Regeneration and Economic Development Department

APPLICATION NO: 21/00276/FUL

APPLICANT: FREEMAN

WARD AFFECTED: Roby

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

LOCATION OF SITE: 130 Tarbock Road, Huyton, L36 5TH

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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 6 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 erection of a two storey side extension and part two storey/part single storey rear extension (including the demolition of existing conservatory) to the semi-detached property at 130 Tarbock Road in Huyton. The proposal would provide an extended kitchen/dining area at ground floor level and a fourth bedroom at first floor level.

The first floor element of the proposed two storey side extension would be set back 0.5m from the principal elevation of the existing property whilst the ground floor element would sit in line with the principal elevation. The development would project approximately 3.6m at the side and would measure 5.4m in length. The side extension would also have a hipped roof which would measure 5.1m in height to the eaves, with a maximum height of 7.4m.

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The proposed two storey rear extension would extend approximately 1.1m from the rear elevation of the existing property and would measure 3.6m in width. It would have a hipped roof measuring 5.1m in height to the eaves and 6.7m to the ridge. The two storey extension would step down to single storey as it extends across the rear elevation of the property. The single storey element would also extend 1.1m at the rear and would measure 6.6m in width. The extension would have lean-to roof which would measure 2.6m in height to the eaves and 3.1m to the ridge.

RELEVANT PLANNING HISTORY

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 first floor element of the two storey side extension would be set back from the principal elevation of the property and as this elevation is already staggered, the proposed set back would be sufficient to prevent a terracing effect with the adjacent neighbouring property. The development would be faced in materials to 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 proposed side extension would be set in approximately 1.9m from the shared boundary with No. 128 Tarbock Road. There are no windows on the gable wall of No. 128 and therefore, the proposal would not appear unduly overbearing in relation to this property.

The proposed part two storey/part single storey rear extension would project 1.1m at the rear and would comply with the Householder Development SPD, which generally supports two storey rear extensions of up to 3m and single storey rear extensions of up to 4m. Subsequently, the proposal would not significantly affect the visual amenity of No's 128 and 132 in terms of outlook, levels of light and privacy. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

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

There is sufficient room to accommodate at least two cars within the existing driveway space and as the parking requirements given above are maximum standards, the proposed level of parking is sufficient and complies with the Council's parking standards.

OTHER ISSUES

None.

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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):-

- 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
30/03/2021	1	-	LOCATION PLAN, BLOCK PLAN, EXISTING AND PROPOSED ELEVATIONS
30/03/2021	2	-	EXISTING AND PROPOSED FLOOR PLANS

Informatives

Chloe Roberts

26 May 2021

Alan Kilroe
26 May 2021

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