

Regeneration and Economic Development Department

APPLICATION NO: 21/00138/NMA

APPLICANT: Ms Karen Worthing

WARD AFFECTED: Roby

DEVELOPMENT: NON MATERIAL AMENDMENT TO PLANNING APPLICATION 21/00138/FUL (ERECTION OF SINGLE STOREY REAR EXTENSION INCLUDING THE RE-SITING OF EXISTING CONSERVATORY TOGETHER WITH THE CONVERSION OF LOFT INCLUDING THE ERECTION OF 1 NO. REAR DORMER EXTENSION) AMENDMENT SOUGHT TO ALLOW CHANGES TO APPROVED PLANS - REPOSITIONING OF THE PROPOSED REAR EXTENSION, 1M AWAY FROM NEIGHBOURING BOUNDARY

LOCATION OF SITE: 29 Edenhurst Avenue, Roby, Knowsley, L16 2LA,

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:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission on 21 June 2021 for the erection of a single storey rear extension and the re-siting of an existing conservatory to the side together with the conversion of the loft including the installation of a rear dormer to an end terrace house. (21/00138/FUL). The changes proposed are to move the rear extension 1m from the party boundary with the adjoining house due to the location of a drain, with a projection of the extension of 1m beyond the gable to maintain the size of the extension. The position of the re-sited conservatory would also be changed as a result. The approved siting was with the rear of the conservatory in line with the main rear elevation of the house; the new siting, as a consequence of the new siting of the rear extension would have the conservatory approximately 0.9m further towards the front elevation of the house than previously approved, and with a distance of approximately 0.6m between the rear extension and the conservatory.

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.

The Local Planning Authority must have regards to whether the amendments would present a material change from the previously approved permission. The principal consideration for this application relates to whether the revised scheme would materially affect the visual and residential amenities of neighbouring properties and the area.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is as previously approved, albeit with the rear extension projecting 1m beyond the gable. However, to the east of the site there is not housing but the western edge of Bowring Park Golf Course, and the rear of the site adjoins the rear of the long rear garden of 83 Sheppard Avenue, with that house being 19m from the party boundary with the application site. The site is located at the end of a no-through road, and there is a fence across the side garden from the front of the house, so there would be little impact on the street scene and no passing traffic would view the proposed development. As such it is considered that the proposed revisions would have no further material impact on the visual amenities of the area or neighbouring properties than the approved scheme, reducing slightly the visual impact on the adjoining property by the moving of the rear extension 1m from the party boundary. The proposal complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The proposed revisions raise no additional highways issues.

RESIDENTIAL AMENITY

The proposed revisions would move the rear extension 1m further from the adjoining house and 1m towards the golf course, and the conservatory would be 0.9m further to the front of the house. as such there would be no material impact on the residential amenities of the area. The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposed revisions are acceptable and would not impact on neighbouring properties. The site is located at the end of a no-through road and adjacent a golf course and together with the distance from the front of the house there would be little impact on the street scene or the visual amenity of the area. The proposal would not impact any further on the residential amenities of neighbouring properties or the locality in general. As such the revisions can be considered non-material and complying with planning policies and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) 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

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

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27/10/2021	TQRQM2101617 3104942	-	LOCATION PLAN
27/10/2021	01.04	REV B	PROPOSED GROUND FLOOR PLAN
27/10/2021	01.08	REV B	PROPOSED ELEVATIONS

Lee Osborne

8 December 2021

Alan Kilroe

8 December 2021

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