

Regeneration and Economic Development Department

APPLICATION NO: 22/00210/FUL

APPLICANT: Mr Colin Livingstone

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 3 Park Way, Huyton, Knowsley, L36 8EJ

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

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:

Knowsley Parish Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 2 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 seeks planning permission for a single storey extension on the rear of a semi-detached house on Park Way, Huyton. The extension would be doglegged with a projection from the rear of the existing house 4m on the party boundary with the adjoining house, 4 Park Way, and a minimum projection of 2.5m on the opposite side of the house. The extension would be the full width of the house and would project out from 2.5m in 2m from the side elevation of the extension closest to 2 Park Way. The extension here would project 4.5m due to the small dogleg on the rear elevation of the existing house which projects the rear of the house 0.5m approximately 4.2m from the gable of the house. The extension would have a flat roof with a lantern skylight in the centre and would have bi-folding doors on the rear with floor to ceiling glazing bars either side. The extension would comprise a kitchen/living room extension.

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POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is acceptable and would not be out of character with the existing dwelling. The extension would not be detrimental to the visual amenity of the neighbouring properties or the wider area. The extension would be 4m deep on the party boundary with the adjoining house, 4 Park Way. 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 extension would be 2.5m deep on the side nearest to 2 Park Way with approximately 1.8m to the party boundary and the extension would not be detrimental to the outlook of that property.

HIGHWAYS

No highways issues are raised.

RESIDENTIAL AMENITY

The application is for an extension to a house in a residential area and raises no residential amenity considerations, including privacy or overlooking issues.

CONCLUSION

The proposal is acceptable in design and would not be detrimental to the visual or residential amenity of neighbouring properties or the wider area. 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.

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

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14/04/2022	-	-	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLANS
14/04/2022	-	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Lee Osborne

21 June 2022

Signed by

Mark Quinn

22/06/2022

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