

Regeneration and Economic Development Department

APPLICATION NO: 22/00434/FUL

APPLICANTS: Ms Roberts

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 16 Muirfield Road, Roby, L36 4QN

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

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.

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 proposed development relates to the construction of a single storey side extension together with internal alterations to the property located at 16 Muirfield Road.

The proposal seeks the permission for a side extension to house a utility and shower room at ground floor level. The side extension would measure 2.85m in width and would project a depth of 3.29m from the rear elevation of the existing garage so that it sits parallel with the rear elevation of the original dwelling house and contains 1 window and 1 door to its rear elevation. The extension would be served by a hip roof to match the existing found on the garage measuring 2.3m at the eaves and 4.1m at its highest point.

RELEVANT PLANNING HISTORY

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

A number of applications have been submitted for and approved for residential development for the wider construction of the housing estate. No planning applications have been submitted for consideration concerning the individual host property.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021);
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (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 application seeks permission for the erection of a single storey side extension to provide a new downstairs utility and shower room.

The Householder Development SPD states that extensions should be constructed in materials and style to match the original dwelling and should normally be served by a pitched roof for aesthetic reasons. Wherever possible, the angle of the pitch of the new roof should match that of the original dwelling.

The existing property is brick facing. The proposed works would be faced in materials which would match the existing property and as such are considered to be acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

The roof would mirror the design characteristics of the principal elevation of the property and is therefore in keeping with the host property in terms of design.

Accordingly, the design of the proposals are in accordance with the Development Plan policies and relevant guidance set out in the Householder Development SPD.

RESIDENTIAL AMENITY

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

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the existing dwelling.

The proposed extension would extend the rear elevation of the property from the existing garage to the rear elevation of the original dwelling house. In terms of impact to residential amenity at no. 14, the proposed extension would sit in line with the rear elevation of the neighbouring property and as such is not considered to cause any impacts to residential amenity.

Due to the location of the proposed extension, it would not be visible from no. 16 due to the juxtaposition of properties along the building line and as such no impact to residential amenity would occur in relation to this property.

HIGHWAYS

No adverse highways impact associated with the proposed development.

OTHER ISSUES

None.

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 subject to conditions.

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
29.07.2022	428.01 REV A2	-	LOCATION PLAN

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

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13.07.2022	428.01 REV A1		EXISTING AND PROPOSED FLOOR PLANS & ELEVATIONS/ SITE PLAN
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J Fleming
06.09.2022

Alan Kilroe
7 September 2022

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