

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00337/FUL

APPLICANT: Mr Alan Saunders

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 11 Gorleston Way, Southdene, Kirkby, Knowsley, L32 9SG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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.

PLANNING HISTORY

A previous application was approved for a two storey extension and hardstanding (16/00303/FUL) – (approved 8/6/16).

TECHNICAL CONSULTATIONS:

Arboricultural Officer – No Objection.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No objections have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\lqhb66h5\22-00337-ful 11 gorleston way southdene kirkby knowsley l32 9sg.doc

The application is for the erection of a two storey side extension.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the two storey side is considered acceptable as it would be set back at first floor level by 1 metre. Therefore, the proposal complies with para 7.2 of the Householder Development SPD. The roof would also be pitched like the main dwelling. The extension is very similar to the previous approval, however the current proposal would be narrower at ground floor level. Overall, the Extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

In relation to 10, (to the west), there would be no impact from the side extension as it would take place on the opposite side of the property.

In relation to properties to the east (12,14,15) there would be a minimum of 12 metres between the first floor of the extension and the properties to the east. This complies with the standards in the New Residential Development SPD. There would be no difference at first floor level compared to the previous application, whilst the extension would be slightly further away from neighbours at ground floor level. Overall, there would be no harm to amenity. Therefore, the applications complies with Policy CS19 and the Householder Development SPD.

TREES

In relation to trees an arboricultural assessment has been submitted by the applicant which demonstrates that the proposal would not result in significant harm in relation to trees. This has been reviewed by the council's arboricultural officer and found acceptable. Overall, there will be no harm in relation to trees. Therefore, the application complies with Policy CS21.

PARKING

NPPF Para 111 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In relation to parking standards there are two parking space proposed for a 4 bedroom property. This is slightly below the standard of 3 spaces. However, the previous approved application (16/00303/FUL) made no provision for parking spaces. Given this, the minor shortfall of 1 space is acceptable and would not cause significant harm to highway safety. Overall, the application complies with NPPF para 111.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties or trees. The application complies with local planning policies and is 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.

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

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- 4) Prior to the occupation of the dwelling, the parking spaces shown on plan (Proposed Site Layout – 006) shall have been implemented. They shall be retained hereafter.

Reason: In order to secure adequate parking for the dwelling.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/08/2022	006	-	Proposed Site Layout
29/07/2022	-	-	Location Plan
29/07/2022	002	-	Proposed Ground Floor Plan
29/07/2022	003	-	Proposed First Floor Plan
29/07/2022	004	-	Proposed Elevations
29/07/2022	0722/09	-	Impact Assessment and Method Statement
29/07/2022	-	-	Arboricultural Report

Informatives

N/A

Andrew Hunt
30 August 2022

Alan Kilroe
6 September 2022

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

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\lqhb66h5\22-00337-ful 11 gorleston way southdene kirkby knowsley l32 9sg.doc