

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00369/FUL

APPLICANT: Mr James Walker

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A PART SINGLE STOREY PARTY TWO STOREY SIDE
EXTENSION TOGETHER WITH ERECTION OF FRONT PORCH AND
RENDERING OF THE DWELLING

LOCATION OF SITE: 2 Lawton Road, Roby, Knowsley, L36 4HW

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

N/A

TECHNICAL CONSULTATIONS:

Arboricultural Officer – No Objection.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No objections have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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The application is for the erection of a part single storey, part two storey side extension together with erection of front porch and rendering of the dwelling.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the two storey side is considered acceptable as whilst the extension would not be set back at first floor level it would be set back from the boundary. Therefore, the proposal complies with para 7.2 of the Householder Development SPD. The roof would also be pitched like the main dwelling. The porch is relatively small scale and considered acceptable. The rendering would also be acceptable given other properties to the south have similar rendering. Overall, the Extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

In relation to 29 Roby Road, (to the west), there would be no impact from the side extension as it would only extend around 3.3 metres beyond 29 and the rear part of the side extension (closest to 29) would be single storey only.

In relation to 4 Lawton Road, there would still be a gap of 12 metres from the first floor side windows of 4. This is in accordance with the New Residential Development SPD which requires. 12 metres. There would be no impact on the ground floor side window of 4 given the existing garage near the boundary.

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 minor shortfall of 1 space is considered acceptable on balance 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):-

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- 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/09/2022	22/00036/AMS	First	Arboricultural Method Statement
01/09/2022	22/00036AIA	First	Arboricultural Impact Assessment
21/06/2022	9	A	Location and Site Plans
21/06/2022	3	A	Proposed Ground Floor Plan
21/06/2022	4	A	Proposed First Floor Plan
21/06/2022	6	B	Proposed Elevations

Informatives

N/A

Andrew Hunt
3 October 2022

Alan Kilroe
5 October 2022

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