

Regeneration and Economic Development Department

APPLICATION NO: 21/00584/FUL

APPLICANT: Mr John McGrath

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 18 Evington Drive, Roby, L14 7AA

KNOWSLEY LOCAL PLAN ALLOCATION –

Sites for Housing Development - Sites Allocated For Housing Development

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 87/00001/TPO

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:

Environmental Health - No objections subject to conditions.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. It has also been advertised by Site Notice. 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 is for the erection of a single storey rear extension to the detached property at 18 Evington Drive in Roby. The proposal would provide a new living room. The extension would project approximately 3.5m from the rear elevation of the existing property and would measure 5.2m in width. The extension would also have a lean-to roof which would measure 2.5m in height to the eaves with a maximum height of 3.5m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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 proposed extension would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be viewable from public areas and would not affect the character of the street scene. The proposal is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The Householder Development SPD generally supports singles storey rear extensions of up to 4m. The main rear elevation of 28 Evington Drive currently sits in front of the rear elevation of No. 18 and as a result, the proposed extension would not project more than 4m at the rear in relation to this neighbouring property and would comply with the SPD. As such, the development would not significantly affect the outlook or levels of light to No. 28.

The rear elevation of 19 Evington Drive sits slightly behind the rear elevation of No. 18 and therefore, the proposed extension would project more than 4m in relation to this property. However, there is sufficient distance between No. 19 and the proposed development so as not to significantly affect the amenity of residents. Additionally, the extension would be largely concealed from view by the detached garages which sit along the shared boundary between these properties, thus minimising any impact on the amenity of No. 19.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

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.

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).

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\ex1ygm8n\21_00584_ful 18 evington drive.rtf

- 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.

- 4) Prior to the commencement of development a verification report of works relating to the installation of gas protection measures, which shall be installed in the extension to CS-3 gas protection levels, shall be submitted and agreed in writing by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/07/2021	01	-	LOCATION PLAN
16/07/2021	03	-	PROPOSED FLOOR PLANS AND ELEVATIONS
16/07/2021	-	-	CS-3 PROTECTION DETAILS

Informatives

Chloe Roberts

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

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\ex1ygm8n\21_00584_ful 18 evington drive.rtf

22 September 2021

Alan Kilroe
23 September 2021

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\ex1ygm8n\21_00584_ful 18 evington drive.rtf