

Regeneration and Economic Development Department

APPLICATION NO: 21/00616/FUL

APPLICANT: Farah Architectural Services Ltd

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 27 Hillcrest Avenue, Huyton, L36 6DT

KNOWSLEY LOCAL PLAN ALLOCATION –

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:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 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 relates to a two-storey, detached dwelling, on Hillcrest Avenue. Permission is sought for the erection of a single storey rear extension.

The extension would project 4m from the rear elevation and have a width of 7.7m, spanning the full width of the property. It is proposed with a flat roof attaining a height of 2.8m and would include a centrally positioned lantern roof, protrude a further 0.5m.

POLICY CONSIDERATION

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

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

Overall, the design and scale of the proposed works are considered appropriate for the dwelling. The single storey extension would comprise a simple flat roofed design, across the width of the entire dwelling. It would project 4m of the rear elevation and the roof would reach 2.8m. The extension would include two windows in the western side elevation and set of bi-folding doors to the rear. The external finish is proposed in material to match the existing dwelling. While the flat roof would not reflect the main roof formation, given its rear location, there will be limited views of the development and it is considered acceptable within this location.

The application property is slightly staggered, so the rear elevation is set behind the adjacent properties, 25 and 29 Hillcrest Avenue. As such the extension would protrude more than 4m from the rear elevation of No.25, instead it would be in the region of 8m beyond the adjacent rear elevation. However, the extension would be set in over 3.5m from this shared side boundary and considering the limited height, it is not thought that addition would have a significant effect on the outlook or level of light enjoyed by No.25. The proposal includes two windows in the side elevation facing towards No.25 but again give the distance other boundary, together with the fact they are ground floor, it is not anticipated that they would raise any privacy concerns.

With regards No.29, the extension would be set in approximately 1m from this boundary. The plans indicate that only the very outer corner of the extension would breach the 45-degree line from the nearest habitable window on this dwelling. Again, given the limit height, together with the step-in from the boundary it is considered that proposal would not unduly affect the amenity levels of this dwelling.

The proposal would have no impact on the existing parking/access arrangements and would not create any additional parking needs. Therefore, the development would have no highways implications.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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.

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- 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
27/08/2021	P2	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

22 September 2021

Alan Kilroe

23 September 2021

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