

Regeneration and Economic Development Department

APPLICATION NO: 22/00256/FUL

APPLICANT: Mr Smith

WARD AFFECTED: Swanside

DEVELOPMENT: Erection of a single storey rear extension

LOCATION OF SITE: 143 Jeffereys Crescent, Roby, Knowsley, L36 4JS

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:

N/A.

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 the erection of a single storey rear extension to the semi-detached property located at 143 Jeffereys Crescent, Liverpool. The proposal involves the demolition of the existing rear extension and will provide new living space consisting of a kitchen diner.

The proposed rear extension would project approximately 3.5m from the rear elevation of the original dwellinghouse and would measure approximately 5.32m in width. The proposed development also seeks to replace the existing pitched roof and replace it with a flat roof including the addition of a roof lantern. The height of the roof would measure 3m at the eaves and 3.34m at its highest point.

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RELEVANT PLANNING HISTORY

Ref: 74/03682/HIST - Porch

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:

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); and
- 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.

With regard to the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the 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 proposed development would be faced in materials which match the existing property and is in keeping with the scale and appearance of the property. A condition should be attached to the application to ensure this. The proposal would therefore not be detrimental to the character of the street scene given its location to the rear of the existing property and is therefore considered acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed single storey rear extension would extend adjacent to the shared boundary with no. 141 Jefferey's Crescent with a separation distance of approximately 150mm between the neighbouring rear extension of no. 141 Jefferey's Crescent. The proposed development extends 3.5m in depth and would extend approximately 470mm beyond the rear extension of the neighbouring property. It is not considered that the proposed development would result in adverse effects to residential amenity given the extent of development beyond the rear of extension of no. 141 is minimal.

In relation to no. 145 Jefferey's Crescent, the proposed development would maintain a gap of 950mm to the property boundary and 1.45m to the neighbouring property, respectively. It is considered that the proposed development would not adversely affect the residential amenity of no. 145 given the sufficient distance from development between the properties.

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The Householder Development SPD is a material consideration for the purposes of the proposed development. The Householder Development SPD is generally supportive of single storey rear extensions of up to 4m. The proposed development is approximately 3.5m in depth and is of a similar scale to the existing extensions located at the adjacent neighbouring properties. Further, whilst the Householder Development SPD generally recommends that single storey rear extensions should normally provide a pitched roof for aesthetic reasons, it also suggests that flat roofs may be acceptable if it can be justified in design terms. The proposed roof lantern provides a modern design element to the scheme and improves the design character of a typical flat roof.

It is not considered that the proposed development would result in having an overbearing effect on residential amenity in relation to either neighbouring property.

HIGHWAYS

There is sufficient space within the curtilage of the property to accommodate at least two cars which would comply with the Council's parking standards.

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 Framework 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).

- 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
27/04/2022	01.01	A	EXISTING GROUND FLOOR PLANS

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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27/04/2022	01.02	A	PROPOSED GROUND FLOOR PLANS
27/04/2022	01.03	A	EXISTING ELEVATIONS
27/04/2022	01.04	B	PROPOSED ELEVATIONS
27/04/2022	01.07	A	LOCATION AND SITE PLAN

Informative

N/A

John Fleming

7th June 2022

Alan Kilroe
13 June 2022

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