

Regeneration and Economic Development Department

APPLICATION NO: 21/00260/FUL

APPLICANT: Mr C Needham

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 10 Marina Crescent, Huyton, L36 5XL

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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:

None Required.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 is for the erection of a single storey side and rear extension to the detached bungalow at 10 Marina Crescent in Huyton. The proposal would provide an extended dining room. The proposed extension would infill a gap in the corner of an existing side and rear extension. It would measure approximately 2.5m in length and 4.0m in width and would have a flat roof which would measure 2.9m in height. The roof would incorporate a lantern which would project an additional 0.8m from the top of the roof.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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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 not be visible from public areas and would not adversely affect the character of the street scene. The development would be rendered to match the existing property and would be in keeping with the scale and appearance of the property. The proposal is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The rear elevation of No. 10's existing side/rear extension, which sits adjacent to the shared boundary with No. 12, sits slightly in front of the main rear elevation of No. 12. The proposed development would extend 2.5m from the rear of the existing extension and it would not extend more than 4m in length in relation to the rear elevation No. 12. Therefore, it would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m and would not significantly affect the outlook or levels of light to the occupiers of No. 12. There is also a high level window proposed to the side elevation of the proposed side/rear extension which would face towards the rear of No. 12. However, as this is at a high level and would be similar to an existing window on the side elevation of the existing extension, it would not be detrimental to the privacy of neighbours.

The proposed development would adjoin the side elevation of an existing rear extension and therefore, it would not be readily visible from No. 8 Marina Crescent. Given the position and proximity of the proposal to No. 8, the development would not significantly affect the visual amenity of the occupiers. 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).

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- 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
16/04/2021	NPA 209.A01	A	LOCATION PLAN
16/04/2021	NPA 209.A03	A	PROPOSED ELEVATIONS
16/04/2021	NPA 209.A05	A	PROPOSED ROOF PLAN
16/04/2021	NPA 209.A02	A	PROPOSED FLOOR PLANS
16/04/2021	NPA 209.A04	A	PROPOSED SECTION

Informatives

Chloe Roberts

27 May 2021

Alan Kilroe
27 May 2021

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