

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00167/FUL

APPLICANT: Katie Jane Walsh

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION TOGETHER WITH A SINGLE STOREY FRONT EXTENSION AND A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 60 Penda Drive, Tower Hill, Kirkby, L33 4ET

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

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:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. 1 representation has been received consisting of the following main points:

- We have had a look at the plans on the planning portal and we cant see any issues ourselves,
- From what I can tell this is not likely to impede any sunlight on our garden as the sun comes round the front of out property and to the other side.

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- Additionally the side elevation shows no windows giving direct visibility into our garden.
- Based on the information in the application nothing seems obvious to me that could cause any issues

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection two storey side and rear extension together with a single storey front extension and a single storey rear extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The two storey side extension would have a pitched roof like the existing dwelling, and would be set back from the boundary with the neighbouring property by 1 metre. Therefore, the design complies with para 7.3 of the Householder Development SPD.

The single storey front extension would also be compatible with the character of the existing dwelling. The rear extension single and two storey extensions are also compatible with the character of the existing dwelling. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 58, there would be no impact from the two storey side extension as it would be on the opposite side of the property. The two storey rear extension would also be over 2.5 metres away from the boundary and would only extend around 2 metres beyond the existing house.

The single storey rear extension would also only extend 4 metres at the rear, which complies with para 7.4 of the Householder Development SPD.

In relation to the neighbouring property south west on Chadwick Way, there would be no harm as the two-storey side extension would only affect non habitable room windows on the side of the property. The two storey side/rear extension would also be set back over 1 metre from the boundary and would only extend around 2 metres at the rear.

In relation to the single storey rear extension, Para 7.4 of the Householder Development SPD states that such extensions should not project more than 4m beyond the rear of a dwelling; or if a property has a rear elevation which sits behind the rear elevation of a neighbouring dwelling – it should not project further than a 45 degree line drawn from the nearest habitable window. The application dwelling and 26 Chadwick Way have a staggered relationship such that the single storey rear extension would project around 6.5m beyond the rear of the neighbouring property Close and would breach a 45 degree line and therefore would not accord with the guidance in the SPD.

Notwithstanding this, the single storey rear extension only projects 4m beyond the rear of the application property, and the applicant could erect an extension projecting up to 6m if they applied to

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the Council for prior approval and no objections were received from neighbouring properties (albeit the extension would not be able to 'wrap around the rear of the property or any part of it be more than one storey). The neighbour has written into the Council clearly stating that they have no objections to the proposals and in this context it is considered that the harm caused to their amenity would not be unacceptable.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

In relation to parking, there would be 2 parking space proposed, overall, there would not be significant harm in relation to highway safety from the proposal.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, or highway safety. The application complies with local planning policies and is recommended for approval.

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.

- 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
28/02/2021	01/02/60	-	Existing Plans and Elevations
28/02/2021	02/02/60	-	Proposed Ground Floor Plan
28/02/2021	03/02/60	-	Proposed 1 st Floor Plan
28/02/2021	04/02/60	-	Proposed Site Plan
28/02/2021	05/02/60	-	Proposed Elevations

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Informatives

N/A

Andrew Hunt

27 April 2021

Alan Kilroe

28 April 2021

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