

Regeneration and Economic Development Department

APPLICATION NO: 21/00105/FUL

APPLICANT: Mr Stewart Burrows

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT EXTENSION AND THE ADDITION OF A NEW FRONT PORCH

LOCATION OF SITE: 56 Earle Avenue, Roby, Knowsley, L36 4JP,

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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 Earle Avenue, Roby. It is constructed with red brick and consists of a gable end roof to the side. It also has a small, centrally located gable feature presented to the front, with this two-storey central section projecting 1m beyond the main front elevation. To the left of this section, the ground floor aligns with this the central section and contains a small mono-pitched roof.

The application seeks permission to erect a single storey front extension, plus a porch. The extension would measure 1m in depth by a width of 2.5m. It would be located to the right of the existing central

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projection and would align with this adjoining front elevation. It would also consist of a mono-pitch roof reaching 3.1m in height, mirroring the design on the other side of the dwelling. The proposed porch would be positioned centrally on the front elevation and would measure 1.3m in depth by 2.5m. It would have a gable end roof reaching 3.15m.

POLICY CONSIDERATION

The site is identified as Urban Greenspace and Educational Land in the Local Plan Policies Map. However, the area has since been built out as a housing development and the surrounding area is residential in character. A domestic extension would therefore 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

The front elevation of the property is currently stepped, with the two-storey central feature, plus the ground floor to the left, projecting 1m beyond the remaining front elevation. The proposed front extension would essentially infill the current stepped arrangement on the right side of the dwelling and would not come beyond the existing furthest forward building line. It would mirror the design on the other side of the dwelling with a mono-pitched roof and matching window, creating a more symmetrical appearance. It therefore would be in keeping with the design of the dwelling.

The proposed porch would be located on the centre of the front elevation. It would present a gable end to the highway, which would echo the above gable feature at the first-floor level. The design therefore would be appropriate for the property. The scale of the porch is relatively minor and it is not considered that this front projection would have any significant impact on the overall visual amenity of the area.

The parking provisions for the property consist of a detached garage, set behind the dwelling, plus a driveway to the side. Therefore, the proposed extensions to the front would have no impact on the parking arrangements.

The proposed extension would be located towards the western side boundary, which is shared with 54 Earle Avenue. However, similar to the application property, the building line of No.54 is stepped and as a result the ground floor extension would not project beyond their adjacent front elevation. The porch would project 1.3m beyond the existing front elevation but given that it would be positioned over 3m and 7m to the shared boundaries on either side, it is not anticipated that it would have any impact on the amenity of the surrounding residents.

CONCLUSION

It is considered that the proposed extension and porch are of an appropriate design and scale for the original property. There would be no significant impact on the visual amenity of area or 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).

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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
11/02/2021		-	PROPOSED SITE PLAN
11/02/2021	001	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
05/03/2021	-	-	EXISTING AND PROPOSED SIDE ELEVATIONS

Informatives

Louise Everard

28 April 2021

Alan Kilroe
28 April 2021

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