

Regeneration and Economic Development Department

APPLICATION NO: 21/00232/FUL

APPLICANT: Katie Anderson

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF TWO STOREY EXTENSION TO SIDE INCLUDING FRONT EXTENSION AT GROUND FLOOR LEVEL IN-LINE WITH EXISTING PORCH

LOCATION OF SITE: 45 Moorfoot Way, Tower Hill, Kirkby, L33 1WZ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

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

DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

NA

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 modern semi-detached house on Moorfoot Way, and seeks planning permission for the erection of a part two storey part single storey extension to the side and front of the house. The ground floor would be the depth of the house extending as far as the front of the existing porch. The first floor would extend from the rear but would be set back approximately 0.4m from the existing main front elevation of the house. The two storey part of the extension would have a pitched roof tied into the main roof of the house, with the ridge approximately 0.1m lower than the ridge of the existing roof. The projecting part of the ground floor would have a sloping roof tied into the roof of the porch. The extension would be 2.7m wide and comprise kitchen extension, utility room and play room

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to the ground floor with a extension to the bathroom plus master bedroom and dressing room to the first floor. Facing materials are to match the existing dwelling.

POLICY CONSIDERATIONS

The application complies with Council planning policies noted above. One tree is proposed to be removed, and the recommendation is for one tree to be planted in mitigation rather than the usual 2 required in accordance with Policy CS21 of the Core Strategy, with the reasons outlined below in Other Issues and thus the spirit of the policy is considered to be complied with.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is acceptable and broadly compliant with the existing dwelling. The proposal would not cause a terracing effect due to the irregular building line, with the neighbouring detached house, 1 Annandale Close, being set approximately 5m back from the application house, set at a different angle and with approximately 4.5-5.5m between gables. No crime or anti-social behaviour issues are raised by the proposal.

HIGHWAYS

One space would be retained at the side and there is space to the front for another parking space. The dwelling would become a 4-bedroom dwelling (one of the bedrooms is marked as bedroom/study). Therefore, although the proposal would fall short of the usual parking space requirement for a four bedroom house, the provision of an extra parking space would improve the current parking situation by increasing the spaces to two. It is considered that this would be satisfactory as the road is not a main through route.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and will not be detrimental to the residential amenities of the area. The neighbouring house to the south has an attached garage to the side and on the gable there is a rear entrance door and a small first floor window which will both located to the rear of the extension and will therefore have little impact from the extension. The extension would bring the bulk of the dwelling closer to the neighbouring property, but given the orientation of the properties it is considered that significant harm would not be caused by way of undue dominance or overshadowing.

OTHER ISSUES

There are two trees within the front area of the property, possibly planted as party of the estate landscape works. It is proposed to remove the rear most one as that would be impacted upon by the extension. Usually, to mitigate tree loss a 2:1 replacement is required. However, any replacement trees would be planted in the rear, as space to the front of the house is required for an additional parking space whilst there is no space to the front of the existing tree. As such it is considered that one tree planted in mitigation is sufficient as otherwise light loss to the rear garden could prove an issue, and the tree would not be in public view.

CONCLUSION

The proposal is acceptable in design and would not impact adversely on the visual or residential amenities of the area. There is sufficient space to ensure two parking spaces. The proposal complies with Council planning policies or is in the spirit of them and is therefore 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.

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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) No part of the development hereby permitted shall be brought into use until an additional car parking space has been implemented in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority, to ensure that two parking spaces are therefore provided in-curtilage. For the avoidance of doubt the additional parking space dimensions shall be 5.5m x 3m minimum, and of a porous or permeable material. The hardstanding shall be made available for the parking of cars at all times thereafter that the proposed extension is on site.

Reason: To ensure adequate off street parking provision is provided in the interests of highway safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 4) 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.

- 5) Prior to the first occupation of the extension hereby permitted, or the first available planting season after construction, a tree shall be planted in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The details shall include size and species and include a site plan showing the location proposed for the tree together with establishment and maintenance details.

Should the tree planted in accordance with this condition be removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting it shall be replaced within the next planting season by a tree of similar size and species to that originally required to be planted.

Reason: To ensure that the tree loss is satisfactorily mitigated for in the interests of visual amenity and biodiversity and to comply with Policies CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/03/2021	BUA-335-(10) 01	-	Location Plan
31/03/2021	BUA -335-(20 01	C	Proposed Plans and Elevations

Informatives

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Lee Osborne

24 May 2021

Alan Kilroe
24 May 2021

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