

Regeneration and Economic Development Department

APPLICATION NO: 21/00156/FUL

APPLICANT: Mrs Fiona Perry

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR
(RESUBMISSION OF 17/00143/FUL)

LOCATION OF SITE: 52 Archway Road, Huyton, L36 9XE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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 4 neighbours. It has also been advertised by Site Notice. 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 semi-detached dwelling on Archway Road. The back of the property is currently staggered with a small outrigger and a conservatory. The application seeks permission to replace these elements with a single storey rear extension across the width of the dwelling and it would also protrude 1.8m beyond the main side elevation. The extension would measure 3m in depth and the roof form would consist of a mono pitched slope across the width, with a small gable end feature over the proposed bi-folding doors. The maximum roof height would reach 3.8m.

Permission was previously granted for the same extension under application 17/00143/FUL.

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

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POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would 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 current single storey proposal replicates what was approved under the previous application 17/00143/FUL. There have been no material changes since permission was granted and therefore this decision should be consistent with the last. The assessment remains the same that the scale of the proposal is acceptable for the host dwelling and the design would relate to the original property, included the materials proposed. Further the extension would not cause any significant impact on the amenity of the surrounding dwellings or visual amenity of the surrounding area.

CONCLUSION

It is considered that the proposed extension is of an acceptable design and scale for the host dwelling. It would not have a detrimental impact on the amenity of the surrounding residents or the overall character of the area. 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).

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

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01/04/2021	P 13282	-	EXISTING AD PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

21 May 2021

Alan Kilroe
24 May 2021

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