

Regeneration and Economic Development Department

APPLICATION NO: 21/00310/FUL

APPLICANT: Mr D Thomas

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION

LOCATION OF SITE: 41 Lawton Road, Roby, Knowsley, L36 4HL,

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 5 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 rear and side extension to the semi-detached property at 41 Lawton Road in Roby. The proposal would provide a new utility room and extended dining area.

The proposed side/rear extension would extend approximately 0.5m from the rear elevation of the existing garage and would measure 2.2m in width to sit flush with the side elevation of the garage. The development would have a lean-to roof which would measure 2.1m in height to the eaves, with a maximum height of 3.1m. The proposed rear extension would project approximately 3.2m at the rear and would measure 3.2m in width to adjoin an existing two storey side/rear extension. The extension would also have a lean-to roof which would measure 2.4m in height to the eaves and 3.3m to the ridge. The proposal would also involve the removal of a ground floor window and door to the gable wall of the existing property and rendering of the property.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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 existing property is part rendered and the application proposes to render the property in its entirety. The proposed extension would be rendered to match and would be in keeping with the scale and appearance of the existing property. The development would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed extension to the rear of existing garage would be minor in scale and would not appear unduly overbearing in relation to No. 43 Lawton Road. The proposed extension which would be to the rear of the main property and adjacent to No. 39 Lawton Road, would extend 3.2m at the rear and therefore complies with the Householder Development SPD which generally supports single storey rear extensions of up to 4m. Subsequently, the proposal would not significantly affect the outlook or levels of light to No.'s 39 and 43.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

Whilst the proposal would reduce the size of the internal garage space, it is currently too small to be considered a functional parking space. Therefore, 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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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
07/04/2021	L (01) 001	REV P1	LOCATION PLAN
07/04/2021	L (04) 002	REV P2	PROPOSED FLOOR PLANS
07/04/2021	L (05) 002	REV P2	PROPOSED ELEVATIONS

Informatives

Chloe Roberts

24 May 2021

Alan Kilroe
25 May 2021

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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