

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00180/FUL

APPLICANT: Jonathan Costello

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF PART SINGLE STOREY PART TWO STOREY FRONT, SIDE AND REAR EXTENSIONS

LOCATION OF SITE: 27 Ormskirk Road, Knowsley Village, Knowsley, L34 8HB

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

CS21 - Greenspaces and Trees

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

A previous application for a bedroom extension was approved at the property (74/04074/HIST – approved - 18/05/1979).

TECHNICAL CONSULTATIONS:

Arboricultural Officer – No objection subject to conditions

I have looked over the documents submitted for the above application and I have no objections providing the Arb impact and method statement are made approved documents. Also that the following conditions are put in place a 2:1 replacement at girth size 12-14cm and that we notified with 5 day notice of the erection of the tree protective fencing.

Environment Agency - We have no specific comments to make our flood risk standing advice applies.

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

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NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. 1 representation has been received consisting of the following main points:

- I have no objection. To repeat 27, Ormskirk Road, Knowsley, L24 8HB can go ahead with their planned extensions. I have no objection. Hope they will be happy to live in their new home.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of part single storey part two storey front, side and rear extensions.

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 proposal would change the character of the house and would present a more modern appearance; however, the extension would create an attractive and balanced dwelling with 3 triangular features. It would have a harmonious appearance when viewed from the streetscene. The first floor side extension would be set back from the boundary with the neighbouring property and would not create a terracing effect. Therefore, the design complies with para 7.2 of the Householder Development SPD.

The properties in the vicinity of the site have a variety of forms, appearances etc and it is considered that the proposed extension would not represent an incongruous feature in the street.

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 25, there would be no harm to amenity as the majority of the works would be on the northern side of the property. There would be no additional side windows on the southern part of the property as a result of the proposal. There would only be side rooflights on the third floor, however, these would be angled upward and would not affect the privacy or amenity of 25.

In relation to 29, there would be no harm to 29 as 29 already extends far out at the rear along the boundary with 27. The rear extension of 27 would only extend slightly beyond 29. In relation to the proposed first floor balcony, this would not cause harm to the privacy of 29 as it would be located around 3.22 metres away from the boundary, a condition is also recommended to secure precise details of the proposed balustrade including its height and materials which will ensure that privacy is not compromised. As a result, there would only be oblique views of 29 from the balcony. Overall, there would be no harm to 29 from the proposal.

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The extension therefore complies with the Householder Development SPD.

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

PARKING

In relation to parking, there is extensive parking at the property which would be unaffected by the proposal. Overall, there would not be significant harm in relation to highway safety from the proposal.

TREES

There would be no harm in relation to trees from the development subject to a condition to require trees to be replaced at a 2:1 ratio with a girth of 12-14cm and 5 days notice of the tree protective fencing. This is supported by the council's arboricultural officer who has no objection subject to conditions. Overall, the proposal is acceptable in relation to trees and complies with Core Strategy Policy CS21.

FLOODING

The development would not cause harm in relation to flooding. This is supported by the views of the Environment Agency who have no specific comments to make on the application.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, highway safety, trees or flooding. 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.

- 4) Tree Replacement Planting

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Prior to occupation of any part of the development hereby permitted, details of replacement trees shall have been submitted to and agreed in writing by the local planning authority. The scheme should include replacement trees that shall be installed at a ratio of either 2:1 Ratio at 12-14cm girth,

The trees shall be planted in the next available planting season and retained hereafter.

Should the replacement tree(s) fail to establish within a period of five years thereafter it shall be replaced in kind during the first planting season following the date of the loss or damage.

Reason: In order to ensure adequate replacement tree planting in accordance with CS21 of the Local Plan Core Strategy adopted January 2016.

5) Tree Protection

Five working days written notice shall be given to the council's Arboricultural Officer before commencement of any works in close proximity to trees that are due to be retained. The tree protection measures shall be installed on site prior to start of construction and shall remain in place for the period of construction.

Reason: In order to ensure adequate replacement tree planting in accordance with CS21 of the Local Plan Core Strategy adopted January 2016.

6) Balustrade

Prior to the first use of the terrace hereby permitted precise details of the balustrade to enclose it (including height, materials and degree of opaqueness) shall be submitted to and agreed in writing with the local planning authority. The agreed balustrade shall be retained as such thereafter.

Reason: To ensure that the proposed development does not have an unacceptable impact on privacy in accordance with Saved Policy H8 in the Replacement UDP.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/04/2021	2050-SAT-ZZ-00-DR-A-1201	P03	Proposed Ground FL Plan
14/04/2021	2050-SAT-ZZ-00-DR-A-1400	P02	Proposed Front & Rear Elevations
14/04/2021	2050-SAT-ZZ-00-DR-A-1202	P04	First FL Plan
30/03/2021	-	-	Flood Risk Assessment and Suds for planning
18/03/2021	2050-SAT-ZZ-00-DR-A-1401	P01	Proposed Side Elevations
18/03/2021	2050-SAT-ZZ-00-	P01	Existing Ground FL Plan

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	DR-A-1100		
18/03/2021	2050-SAT-ZZ-00-DR-A-1102	P01	Existing Site Plan
18/03/2021	2050-SAT-ZZ-00-DR-A-1104	P01	Existing Side Elevations
18/03/2021	2050-SAT-ZZ-00-DR-A-1103	P01	Existing Front & Rear Elevations
18/03/2021	2050-SAT-ZZ-00-DR-A-1101	P01	Existing First FL Plan
18/03/2021	TRE/27OR	-	ARBORICULTURAL IMPLICATIONS ASSESSMENT
18/03/2021	TRE/27OR	-	ARBORICULTURAL METHOD STATEMENT
18/03/2021	2050-SAT-ZZ-00-DR-A-1200	P01	Proposed Site Plan

Informatives

N/A

Andrew Hunt

25 May 2021

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