

Regeneration and Economic Development Department

APPLICATION NO: 19/00041/NMA
Fargin

APPLICANT: Mr Anthony Fargin & Mrs Jill

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00041/FUL (DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION) TO ALLOW FOR AMENDMENT TO PITCHED ROOF DESIGN FROM DUAL PITCHED ROOF TO MONO ROOF

LOCATION OF SITE: 65 Walpole Avenue, Whiston, L35 2XX

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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:

Whiston Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission 19/00041/FUL for the demolition of a conservatory on the rear of a terraced house and erection of a single storey extension on the rear two-storey side and rear extension, together with a single storey front and rear extension. The approved single storey extension had a pitched roof sloping up to a central ridge, with roof lights to both slopes of the roof. Approval is sought to alter the roof to a mono-pitch roof sloping down from the original house to the rear of the extension.

POLICY CONSIDERATIONS

The original proposal was assessed against Policy CS19 of the Core Strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Householder Development SPD.

The Local Planning Authority must have regards to whether the proposed amendment would present a material change from the previously approved permission and what material effects it would have. The

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principal consideration for this application relates to the material effects of the development on the visual amenity of the neighbouring properties and area together with residential amenity.

DESIGN, ACCESS AND CRIME PREVENTION

The proposal relates to a rear extension and so is not visible from public viewpoint. The extension would be heightened adjacent the boundary as the proposed roof would be the same height across the full width of the extension. Consequently the height of the gable of the extension adjacent the boundary would be 3.65m high extension sloping down 2.6m at the rear and 3.1m around half way between. The approved extension would have a height adjacent the boundary of 2.6m, rising to 3.8m at the ridge height 2.7m from the boundary and around 3.2m height 1.4m from the boundary. The extension as now proposed would have a greater impact on the neighbouring properties and their outlook than the approved extension. The design of the proposal would be in keeping with the character of the property and would not be significantly different to the approved materially in appearance.

Overall, the proposed amendment would mean the extension would have a greater height adjacent the boundaries and more mass than the approved and consequently have more impact on the visual amenity of neighbouring properties and the outlook from them.

HIGHWAYS

There are no highways implications.

RESIDENTIAL AMENITY

Due to the increase height of the gable adjacent the boundary the extension would have a greater impact in terms of the amenity of the neighbouring houses.

CONCLUSION

The proposed revision to the approved extension would lead to a higher gable due to the design in the roof. Consequently, and as a result the extension would impact more on the amenities of the neighbouring properties including their outlook and having a greater bearing on those houses. Therefore, the application would have a material impact on the amenities of the neighbouring properties and the non-material application is therefore recommended for refusal.

RECOMMENDATION:

That Planning Permission be refused for the following reason(s):-

- 1) The proposal would have an impact on neighbouring dwellings and the occupiers of those properties should be notified, as such therefore the proposal represents a 'material' change from the original planning permission with regard to Section 96A of the Town and Country Planning Act 1990 (as amended) and will require full assessment through the submission of a planning application.

Lee Osborne

15 October 2021

Alan Kilroe

18 October 2021

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