

Regeneration and Economic Development Department

APPLICATION NO: 21/00524/FUL

APPLICANT: Mr & Mrs Clague

WARD AFFECTED: St Michael's

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

LOCATION OF SITE: 30 Wallace Drive, Huyton, Knowsley, L36 1TL,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY 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 6 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 relates to a two-storey, semi-detached property on Wallace Drive. Permission is sought for the erection of a two-storey side extension, plus a single storey front and rear extension.

The two-storey section would measure 2.5m in width and would be set back 1m from the principal elevation, spanning the remaining length of the dwelling. It would be finished with a hipped roof, with the eaves measuring 5.5m and the ridge having a maximum height of 8.4m. A single storey extension would adjoin the front of the side section and would measure 2.25m in depth, which would also project 1.25m beyond the main front elevation and link into the side of the existing porch. It would have a mono-pitched roof with a maximum height of 3.7m.

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The single storey element to the rear would have a depth of 2.2m and would measure 8.3m in width, spanning the original property, plus the proposed side extension. It would consist of a lean-to roof with the eaves and ridge reaching 2.8m and 4m respectively.

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

It is considered that the proposed extension would appear subservient on the host dwelling and would not appear unduly prominent within the street. The two-storey side extension has been designed to include a gable end roof to echo the main roof, however it would be set back 1m from the principal elevation and the ridge would also be stepped down from the main roof. The single storey front extension would be located towards the side of the site, would adjoin into the existing porch and would not protrude beyond this feature. While the single storey extension to the rear would not be visible within the street scene.

The finish on the extension is proposed in render and brick, with tiles and UPVC detailing to match the existing dwelling. Overall, the design and scale of the proposal would be deemed acceptable for the dwelling and within the site.

The side extension would be located along the shared side boundary with 28 Wallace Drive. This property has an existing two storey side extension; however, it does not run the full length of the original dwelling. As such the proposed two storey side extension would project approximately 2.9m beyond the adjacent rear elevation at no.28. The Householder SPD states that two storey extensions on the boundary are generally acceptable at a depth of 3m and it is therefore considered that the two storey element would result in an acceptable relationship. The single storey rear extension would then project an additional 2.25m but it appears that the ground floor of the existing side extension to No.28 serves a garage and therefore the additional depth would not cause undue harm. The original rear elevation of No.28 aligns with that of the application property and therefore it is considered that the rear extension of 2.2m would not cause any significant impact on outlook from the main rear elevation. Likewise, the attached dwelling, 32 Wallace Drive aligns with the existing rear elevation and the 2.2m rear extension would have limited impact on the amenity levels/outlook enjoyed from this property.

The proposal would increase the size of the dwelling to a total of five bedrooms. In line with the Council's parking standards a property of this size would be expected to provide three in curtilage parking spaces. The front garden of the property is currently all hardstanding and is of adequate size to accommodate two cars. This would be retained and there is no scope to increase the parking provision within the site. While it is acknowledged that this would be short of the parking provisions, the standards are maximum standards. There also appears to be some scope for on-street parking within the road. It is therefore considered that a under provision of this level would not have a serious impact on the highway network and would not raise any safety concerns, which would warrant resisting the development.

CONCLUSION

The proposed works are considered to be of an acceptable design and scale for the host dwelling. They would have no significant effect on the character of the area, nor would they unduly affect the amenity of the surrounding residents. 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.

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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
05/07/2021	1 OF 2 REV A	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
05/07/2021	2 OF 2 REV A	-	LOCATION PLAN AND CROSS SECTION

Informatives

Louise Everard

31 August 2021

Alan Kilroe

31 August 2021

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