

Regeneration and Economic Development Department

APPLICATION NO: 21/00352/FUL

APPLICANT: Mr Keith Williamson

WARD AFFECTED: St Michael's

DEVELOPMENT: DEMOLITION OF GARAGE AND THE ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 20 Primrose Drive, Huyton, L36 8DW

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 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 is for the demolition of a garage and the erection of a single storey side extension to the semi-detached property at 20 Primrose Drive in Huyton. The proposal would provide a new utility room.

The proposed extension would sit flush with the principal elevation of the existing property and would extend approximately 2.3m at the side. The extension would measure 7.6m in length and would have a flat roof with a height of 2.7m. The roof would also incorporate a lantern which would project an additional 0.27m from the top of the roof.

RELEVANT PLANNING HISTORY

None.

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

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 Householder Development SPD states that single storey side extensions should normally have pitched roofs for aesthetic reasons. However, the proposal would be replacing an existing garage which has a very shallow pitched roof and therefore, the flat roof extension would not be dissimilar to the existing structure and is not considered to appear incongruous in the street scene. The extension would also be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The proposal would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposal to 22 Primrose Drive, the development would not adversely affect the occupiers of this property. The proposal would extend adjacent to the shared boundary with 18 Primrose Drive and next to the neighbour's garage/store. Given the scale of the development and location next to a garage/store which is not a main habitable room, the development would not significantly affect the amenity of No. 18. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The existing garage proposed to demolished is too small to be considered a function parking space and therefore, the proposal would not affect the existing level of parking at the property. Also, the area to the front of the property is entirely hard surfaced and is able to accommodate at least three cars which would comply with the Council's parking standards.

OTHER ISSUES

None.

CONCLUSION AND REASON FOR DECISION

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.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- 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
23/04/2021	TQRQM2111312 4108867	-	LOCATION PLAN
27/04/2021	P01	REV A	EXISTING AND PROPOSED FLOOR PLANS
07/06/2021	P02	REV A	EXISTING AND PROPOSED ELEVATIONS
07/06/2021	P03	REV A	EXISTING AND PROPOSED ELEVATIONS

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Chloe Roberts

3 August 2021

Signed by

Mark Quinn

03/08/2021

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

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