

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00743/FUL

APPLICANT: Mr And Mrs Williamson

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY SIDE/REAR EXTENSION

LOCATION OF SITE: 45 Wimborne Place, Huyton, Knowsley, L14 8AA

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

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

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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The application is for the erection of two storey side/rear extension and single storey side/rear extension.

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 two storey extension would have a pitched roof like the existing main dwelling. A 1 metre setback is not required at first floor level as there would be a gap of at least 3 metres to the nearest property. Therefore, there would be no terracing effect. The application therefore complies with para 7.2 of the Householder Development SPD.

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 67, the proposal would not affect the amenity of 67 as the two storey extension is set back and only the single storey element would face 67. In addition, the single storey extension is chamfered so that it will not have the appearance of a solid wall and there are no windows on this elevation. Overall, there would be no harm to the amenity of 67.

In relation to 43, there would be no harm to amenity as there are no side windows on the side of 43 that would be affected by the proposal. There is also a 3-metre gap between the properties and the extension would not extend beyond the rear of 43. Overall, there would be no harm to the amenity of 43.

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

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, 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.

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- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/10/2021	2021 - 25 - 04	b	Proposed Floor Plans
20/09/2021	2021 - 25 - 02	-	Existing Elevations
20/09/2021	2021 - 25 - 01	-	Existing Floor Plans
20/09/2021	2021 - 25 - 04	c	Proposed Elevations

Informatives

N/A

Andrew Hunt

25 October 2021

Alan Kilroe

25 October 2021

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

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