

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00735/FUL

APPLICANT: Mr Peter Evans

WARD AFFECTED: Roby

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

LOCATION OF SITE: 260 Kingsway, Roby, Knowsley, L36 9UF

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

None Relevant.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. 1 representations have been received on the application.

- Happy to approve this build under the conditions of the boundary fence to remain from front of path to end of back garden.
- No access from my property will be given to owners or tradesmen to complete this build or at a later date.

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

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- Plans need to be clear giving correct measurements to ensure that no fascia or guttering overhang onto my property- 258 Kingsway.
- Owners need to make sure that they have enough room around their building to render breezeblock as no access from my property will be given. Breezeblock if not rendered will stand out in the road, alternative idea should be considered such as brick. If they still want to build to their submitted dimension plan.
- As part of this approval for 260 Kingsway any damage caused to my property should be rectified as priority.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a two storey side and rear extension and the erection of single storey rear and front 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. In relation to the first floor side extension, this would be set back 1 metre from the main front wall in accordance with Para 7.2 of the Householder SPD. The single storey front extension would also have a pitched roof like the main dwelling. The single storey rear extension would have a flat roof, however it would have a rooflight and would not be readably visible from the streetscene. A flat roof is therefore considered acceptable in this instance. Therefore, the extension complies with 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 258, there are no main habitable room windows in 258 that would be affected by the two storey side and rear extension. In relation to the rear part of the two storey extension, this would project 3 metres beyond the rear of the main dwelling. This is in accordance with para 7.4 of the Householder Development SPD which states that two storey rear extensions of up to 3 metres are acceptable in principle. In relation to the single storey rear extension, this would extend a further 1.4 metres beyond the two storey extension and would extend 4.4 metres beyond the rear of the original dwelling. Whilst this would be more than 4 metres, there are no main habitable room windows of 258 next to the boundary and the extension would not breach the 45 degree rule. Therefore, the extension complies with para 7.4 of the Householder Development SPD.

In relation to 262, the two storey side and rear extension would not adversely affect amenity as it would be located on the opposite side of the house. The single storey rear extension would not project any further than the existing conservatory of 262. As a result, the extension is consistent with the Householder Development SPD. Overall, no harm would result to the amenity of 262.

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The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

OTHER MATTERS

In relation to landownership, any planning permission does not confer rights to use neighbours land without permission of the relevant owner. Land Ownership is not a material planning consideration that can be considered as part of a planning application, but is a separate legal matter. Any damage to any property would be a civil matter between the relevant parties and not a matter for the local planning authority.

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.

- 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
31/08/2021		-	Drainage and Water Report
31/08/2021	01	-	Existing and Proposed Plans and Elevations
31/08/2021	-	-	Location Plan

Informatives

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N/A

Andrew Hunt

26 October 2021

Alan Kilroe

26 October 2021

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