

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00172/FUL

APPLICANT: Mr Ken Keeton

WARD AFFECTED: Whiston & Cronton

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

LOCATION OF SITE: 35 Stanwood Gardens, Whiston, Knowsley, L35 3XN

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

CS21 - Greenspaces and Trees

**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

TECHNICAL CONSULTATIONS:

Arboriculture – No Objection.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. 1 Objection has been received consisting of the following main points.

- Concerned about the loss of potential light coming into our house. Because we live opposite the proposed extension we feel it could compromise the light coming into our house.

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

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- Also the boundary line how far over is the extension been built because unsure who owns the small piece of land in front of our house and next to there drive way because on our plans it looks like we could own it can you clarify this.

ISSUES AND ASSESSMENT:

PROPOSAL

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

POLICY CONSIDERATIONS

The application complies with Core Strategy policy CS19, UDP Policy H8 and the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the single storey rear extension is considered acceptable as it would not be readily visible from the street scene. The single storey front extension would only project 1.5 metres at the front and is considered acceptable in street scene terms

The two storey side extension would not be set back at first floor level, however, due to the different orientation of 35 to the neighbouring properties, no terracing effect would occur. Therefore, the proposal complies with para 7.2 of the Householder Development SPD.

Overall, the Extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

In relation to 37, there would be no impact from the side extension as it would take place on the opposite side of the property. The rear extension would be around 3 metres and would not harm the living conditions of 37. The rear extension complies with the guidance in the Householder Development SPD. The front extension would also not affect the living conditions or 37. Therefore, there would be no harm to the amenity of 37.

In relation to the properties to the north (27,29,31,33), the side extension would be at least 12 metres away from the front of any properties. This complies with the Standard in the New Residential Development SPD for at least 12 metres from the front of a dwelling to a blank gable. As a result, it is considered that there would not be significant loss of light/outlook. Therefore, it is considered that there would be no harm to the amenity of these dwellings.

OTHER CONSIDERATIONS

In relation to land ownership. Clarification has been sought from the applicant and they have stated that the extension falls within the site boundary. This seems plausible and there is no available evidence to contradict this. Therefore, the application has been determined on the basis that the proposal is within the site boundary. Notwithstanding this if the objector believes that this is not the case then this is a civil matter which they can take up with the applicant.

CONCLUSION

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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
13/05/2022	BAR-STA-PL-DR- EL-03	B	Proposed Rear Elevation
13/05/2022	BAR-STA-PL-DR- EL-05	A	Proposed East Elevation
13/05/2022	BAR-STA-PL-DR- FP-02	B	Proposed Ground Floor Plan
13/05/2022	BAR-STA-PL-DR- FP-03	B	Proposed First Floor Plan
13/05/2022	BAR-STA-PL-DR- LP-01	B	Location, Site and Block Plan
19/03/2022	BAR-SAN-PL-DR- EL-02	A	Proposed Front Elevations

Andrew Hunt
30 August 2022

Alan Kilroe
6 September 2022

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

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