

Regeneration and Economic Development Department

APPLICATION NO: 21/00471/FUL

APPLICANT: Nicola Jayne Ormesher

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF METAL SHED AND BOUNDARY FENCE

LOCATION OF SITE: 5 Avon Close, Tower Hill, Kirkby, Knowsley, L33 4DB,

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 13 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 erection of a metal shed and boundary fence to the detached property at 5 Avon Close in Kirkby. The proposal as originally submitted has been amended to reposition the shed further away from the residential property which is located immediately to the north of the site.

The proposed fencing would adjoin the existing boundary fence and would measure 2.0m in height to enclose the area of land to the side of the property. The proposed shed would be erected adjacent to the gable wall of the property and would be enclosed by the new fencing. It would measure 3.1m x 2.4m and would have a pitched roof measuring 1.7m in height to the eaves with a maximum height of 2.1m.

RELEVANT PLANNING HISTORY

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

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\ex1ygm8n\21_00471_ful 5 avon close.rtf

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and development associated with domestic purposes 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 proposed fencing would be no taller than the existing fencing which runs along the side/rear boundaries of the site and its proposed siting along the side of the property would not appear incongruous in the street scene. The proposed shed would be constructed of metal with walls that are green in colour and a roof that is white. Whilst the materials proposed would not match the materials of the main property, the building would be largely concealed from public areas as a result of its enclosure by the new boundary fence. Subsequently, the proposal is not considered to be detrimental to the character of the street scene.

Overall, the proposed development would be in keeping with the scale and appearance of the property and wider site and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The relationship between 5 and 6 Avon Close is such that No. 6 sits just behind No. 5 and as a result, the habitable ground floor window on the front elevation of this property would face directly towards the proposed development. The plans were amended to relocate the shed further away from No. 6 in order to reduce any impact on the outlook from the neighbour's window. As only a small proportion of the shed would be visible above the new fencing, the development is not considered to significantly affect the visual amenity of No. 6 and is acceptable. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect parking provision and would not give rise to any highway safety issues.

OTHER ISSUES

None.

CONCLUSION

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.

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

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/07/2021	-	-	LOCATION PLAN
15/07/2021	-	-	SITE PLAN
16/08/2021	02	REV 1	PROPOSED BOUNDARY PLAN
15/07/2021	03	-	FENCE DETAIL
15/07/2021	04	-	PROPOSED FLOOR PLAN AND SIDE/FRONT ELEVATIONS
15/07/2021	05	-	PROPOSED SIDE AND REAR ELEVATIONS

Informatives

Chloe Roberts

17 August 2021

Alan Kilroe
17 August 2021

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