

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00103/FUL

APPLICANT: Mr David Fletcher

WARD AFFECTED: Roby

DEVELOPMENT: DEMOLITION OF EXISTING GARAGE AND CREATION OF SINGLE STOREY GARDEN ROOM / MEWS EXTENSION WITH SINGLE STOREY GLAZED LINK AND ASSOCIATED EXTERNAL WORKS

LOCATION OF SITE: 2 Wantage View, Roby, Knowsley, L36 4QP

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

A previous application was approved for a two storey side extension, (07/01051/FUL – approved 17/01/2008).

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objection providing the documents are made approved documents and a condition is put in for replacement planting at 1:1 20-24cm girth.

NEIGHBOUR NOTIFICATION:

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

ISSUES AND ASSESSMENT:

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

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PROPOSAL

The application is for the demolition of existing garage and creation of single storey garden room/mews extension with single storey glazed link and associated external works*.

** Amendments to the application have been received including the addition of solar panels and a door, however, as these are minor, do not affect any neighbour amenity*

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 extension would be a relatively modern, contemporary design with modern materials. Whilst it is different to the main dwelling it is considered to be an attractive design.

Whilst the extension is long, it is single storey and would replace the existing garage, therefore, the scale of the extension also would be proportionate to the main dwelling. 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 4, the extension would be on the opposite side of the house. Therefore, there would be no impact on the residential amenity of 4.

The proposal would not be in close proximity to any other neighbours or affect their amenity. The trees on site would also partly screen the extension from the properties opposite.

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).

Document Reference	Document Issue Number	Document Issue Date
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- 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.

4) Tree Replacement

Prior to the implementation of any landscaping or the removal of trees from the site a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 1:1 basis at 20-24cm girth. The scheme should include the location, size and species of the replacement trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/03/2022	A (000)04	E	Proposed Elevations
23/03/2022	A (000)02	E	Proposed Ground Floor Plan
22/02/2022	A/000/001	-	Location Plan
17/02/2022	-	-	Design and Access Statement
17/02/2022	-	-	Arboricultural Implications Assessment

Informatives

N/A

Andrew Hunt
24 March 2022

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

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Alan Kilroe
28 March 2022

Document Reference	Document Issue Number	Document Issue Date
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