

Regeneration and Economic Development Department

APPLICATION NO: 21/00889/FUL

APPLICANT: Lisa Lindsay

WARD AFFECTED: Roby

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

LOCATION OF SITE: 39 Fernbank Avenue, Roby, L36 9UD

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objections provided the supported tree documents are approved and the replacement tree is conditioned on a 1:1 basis.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours.

As a result, one comment has been received. They did not wish to object to the proposal but rather asked that consideration is given to potential loss of light to their property.

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 relates to a two-storey, semi-detached, located on Fernbank Avenue. Permission is sought for the erection of a part two storey, part single storey side extension, plus a single storey rear extension.

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The side extension would measure 3.3m in width. The ground floor would be set back 0.5m from the adjoining front elevation, with the upper floor being set back a further 2.25m. It would span the depth of the property and then drop down to single storey, projecting an addition 2.5m beyond the rear elevation. The rear extension would measure 9m in width, spanning the width of the original dwelling, plus the side extension.

The two-storey side element would be finished with a hipped roof, with the ridge reaching 7.2m, while the single storey section to the side and rear would have a mono-pitched roof with a maximum height of 3.3m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

Overall, the design and scale of the proposal is considered acceptable for the dwelling. The first floor of the side extension would be stepped back over 2m from the principal elevation and the ridge height would be set below the main roof line, which together would ensure the addition appears subservient on the host dwelling. The hipped roof would echo main roof and generally the appearance of the extension would harmonise with the original property. The development is also proposed to be finished in a mix of brickwork and render, which would match the existing property.

The two-storey extension would project towards the boundary with 41 Fernbank Avenue, which currently has an attached garage to the side. The extension would be set approximately 8.5m from the main side elevation of No.41, which appears to have one first floor window serving the landing. While the single storey rear extension would be set over 6m from the shared boundary.

The rear extension would be set just inside the common boundary with the attached property, 37 Fernbank Avenue. Both properties appear to have an original, small single storey projection on the rear which is still in place. As such the proposal would only project 2m beyond the adjoining rear elevation of no.37. Given the scale of the proposal and the current layout it is not considered that the residential amenity of the neighbouring properties would be unduly affected, and the development would accord with the guidance set with the Householder SPD, regarding amenity values.

The proposal would increase the total number of bedrooms from three to four within the property. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces. The property currently has a garage to the side which would be removed as part of the development; however, the internal dimensions are not sufficient for a useable parking space, nor is the current length of the driveway to the front. As such the property does not currently benefit from any in-curtilage parking, which meets the minimum dimensions to count as useable parking. The side extension has been set back slightly to accommodate one parking space directly in front of the extension and the proposed site plan indicates that two further cars could be accommodated within the site, giving a total of three spaces. However, the dimensions of the cars demonstrated fall below the required standards and in reality it would appear that a maximum of two spaces could be achieved. While this would fall short of the parking standards, it should be noted that they are maximum standards, and the proposal would still represent an overall increase in the levels of in-curtilage parking. It therefore is considered that the proposed parking would be acceptable within this location and the development would not result in such a demand for parking that would be detrimental to the safety of the surrounding highway.

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The application has been supported by a Tree Survey, which identifies one tree would be required to be removed to accommodate the proposed extension. The councils Tree Officer has confirmed that they are satisfied with the proposal provided a condition is included requiring the replacement of the tree on a one- to one basis.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5, H8 and DQ4 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The tree identified for removal on the tree protection plan (No.21-062) should be replaced on a one for one basis, as close to the original position as possible, of a size not less than 20-24cm girth. The trees should be planted as soon as practically possible but within 1 year of the removal of the trees. Once this has been implemented the Council's Arboricultural Officer should be informed within 3 days on 0151 443 2281. Should the replacement tree(s) fail to establish within a period of five years thereafter it shall be replaced in kind during the first planting season following the date of the loss or damage.

Reason: In the interests of visual amenity, to allow for the continuation of tree cover within the area and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

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Date Received	Ref. No	Version	Drawing/Document Title
17/01/2021	2021157002	REV 6	PROPOSED FLOOR PLANS AND ELEVATIONS
24/12/2021	-	-	ABORICULTURAL REPORT
24/12/2021	21-062	-	TREE PROTECTION PLAN

Informatives

None required

Louise Everard

16 February 2022

Signed by

Mark Quinn
23/02/22

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