

Regeneration and Economic Development Department

APPLICATION NO: 22/00095/FUL

APPLICANT: Mrs Laura Curt

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT PORCH EXTENSION

LOCATION OF SITE: 40 Evington Drive, Roby, Knowsley, L14 7AA

KNOWSLEY LOCAL PLAN ALLOCATION –

Knowsley 220s - Section 220 Notice - Thingwall Phase 4, Huyton

Sites for Housing Development - Sites Allocated For Housing Development

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 87/00001/TPO

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

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application seeks planning permission for the erection of a single storey rear extension to a modern detached house together with a front porch. The rear extension would be the 5.3m wide, 1m short of the full width of the house with a depth of 3.6m. The extension would have a sloping roof of 3.3m maximum height with three roof lights installed to it. The front porch would be 2.4m wide and 1.2m deep with a hipped roof extending to 3m from ground level. The facing materials of the extension and porch would match the existing house.

POLICY CONSIDERATIONS

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

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is satisfactory and broadly in character with the existing dwelling. The dwelling would extend to within 1m of the north western gable of the house to allow continued rear garden access through the existing rear gate. There would be two garages between the extension and the house to the north west, 39 Evington Drive, with a distance of 7m from the side of the extension and the gable of that property which would ensure that the extension would not impact on the visual amenity or outlook of 39 Evington Drive. There would be approximately 0.9m from the side of the extension to the detached garage of the neighbouring house to the south east of the application house, 41 Evington Drive, which would shield the extension from view of that house ensuring that the extension would have little impact on the visual amenity or outlook of 41 Evington Drive. The Householder Development SPD allows extensions of 4m on the party boundary between houses where there is a regular building line and as such by virtue of the SPD the extension is deemed to be acceptable in terms of visual amenity and outlook.

The house currently has a roof canopy over the front door with the proposed porch wider than the canopy. The porch would be modest in scale at 1.2m deep and 2.4m wide with a maximum height of 3m. The porch would extend to within 1.2m of the back of footpath due to the estate houses being set back a relatively short distance from the pavement. Whilst the porch would be somewhat visible in the street scene as a result, and there are no similar porches in the immediate locality, it is considered that the porch due to the modest scale would not be obtrusive in the street scene to an extent to warrant refusal of permission.

The proposals do not raise crime or anti-social behaviour issues.

The application therefore complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The in-curtilage parking for the house would remain as existing and no other highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension and porch to a house in a residential area and raises no residential amenity issues, and there are no privacy or overlooking concerns.

The application therefore complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The extension and porch are acceptable in design and do not raise residential amenity concerns. The extension would have little impact on visual amenity of neighbouring properties or the area in general. Whilst the porch would have some impact on the street scene due to the proximity to the back of footpath and that there are no other similar in the locality the porch is modest in scale and would not be obtrusive in the street scene impact to such an extent to warrant refusal of permission. The application is considered to comply with 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.

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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
13/02/2022	ED40/PD/01	-	Location Plan
13/02/2022	ED40/PD/03	-	Proposed Floor Plan and Elevations

Lee Osborne

12 July 2022

Alan Kilroe
12 July 2022

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