

Regeneration and Economic Development Department

APPLICATION NO: 21/00250/FUL

APPLICANT: D Knowles

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE TO BE CONVERTED TO ADDITIONAL LIVING SPACE

LOCATION OF SITE: 12 Saxon Way, Tower Hill, Kirkby, L33 4DW

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

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 5 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 relates to a two-storey semi-detached dwelling, located on Saxon Way. The property currently has a single storey element to the side, which partially wraps around the front elevation and includes a garage to the front.

The application seeks permission for the addition of a first floor to the side, measuring 2.3m in width by a depth of 7.2m. It would include a 0.5m step back from the adjoining front elevation and would span the

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remaining depth of the property, aligning with rear elevation. It would contain a gable end roof, with the eaves and ridge reaching 4.9m and 6.9m respectively.

The application also proposes to convert the existing garage into additional living accommodation. Externally this would involve replacing the garage door with a new window, with brickwork below.

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

The proposed extension would sit above the existing ground floor side extension. As such it would not increase the existing footprint of the building and the first-floor addition would be set back 0.5m from the adjoining principal elevation to the property. It is also proposed with a gable end roof to match the main roof formation, with a small step down of the ridge by approximately 0.15m. The Householder SPD states that two storey side extensions to the boundary would normally be expected to be set back by 1m at the first floor. However, the building line of the neighbouring dwelling is staggered and in this instance, it is considered that the reduced set back of 0.5m would be adequate to avoid any potential terracing and to ensure the extension would appear subservient.

The proposal also includes the conversion of the garage, which would involve limited alterations by replacing the garage door with a window and brickwork below. The additional window, plus those proposed in the upper floor, would harmonise with the existing windows in terms of finishing and proportions. The materials are also proposed to match the original dwelling, including a rendered panel to the front, with the remaining elevations finished in facing brickwork.

The proposed extension would sit entirely to the side of the property and therefore would have no significant effect on the outlook from the attached dwelling, 14 Saxon Way. The extension would be positioned along the shared side boundary with 10 Saxon. This property is staggered, so that it sits forward of the application dwelling. As such the side extension would protrude beyond the rear building line No.10 by approximately 4m. However, the driveway to the property sits between the boundary and the dwelling, so that the property is over 2m from the boundary. Therefore the proposed extension would not breach the 45 degree angle when drawn from the closest habitable room window in No 10 Saxon Way. Given this layout it is not considered that the additional first floor or the garage conversion would unduly affect the amenities enjoyed by No.10.

The existing garage proposed for conversion, at present has an internal measurement of 2.2m by 4.8m. Therefore, it would not count as a useable parking space and its conversion would not result in a reduction of the current parking provisions. The property currently benefits from a double width driveway to the front, which would not be altered. The retention of the two parking spaces on the driveway would be considered adequate for this dwelling and the proposal would not raise any highways safety concerns.

CONCLUSION

The proposed first floor extension and garage conversion are considered to be of an acceptable scale and design. They would not have a detrimental impact on the residential amenity of the surrounding residents or the overall character of the area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

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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 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.

- 3) 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
22/03/2021	-		LOCATION PLAN
01/06/2021	002 REV.C	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

3 June 2021

Signed

Mark Quinn

3 June 2021

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