

Regeneration and Economic Development Department

APPLICATION NO: 21/00486/FUL

APPLICANT: Mr Anthony Darwin

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 39 Stanwood Gardens, Whiston, Knowsley, L35 3XN,

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

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 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 relates to a two-storey dwelling, within Stanwood Garden, Whiston. It is the end property within a row of three and is located towards the end of a small cu-de-sac. Permission has previously been granted for a two-storey side extension, which has been implemented.

The current application relates to a proposed single storey extension on the rear of the dwelling. The extension would project 3m beyond the rear elevation and have a total width of 7.5m. It would span the width of the dwelling, including the previously added side extension. It would comprise a mono-pitch roof, with the eaves and ridge reaching 2.5m and 3.4m respectively.

POLICY CONSIDERATION

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

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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 extension comprises a simple lean-to style design, across the width of the entire dwelling. It would project 3m of the rear elevation and the roof reaches a maximum height of 3.4m. Given the rear location, it would not be particularly visible within the street scene, although there will be some views of the side elevation from the adjoining private drive and the front of 30-36 Stanwood Gardens.

The extension would include one window in the rear elevation, with a set of bi-folding doors, plus three roof lights in the roof slope. The external finish is proposed in matching brickwork, plus head and sill details to match. The overall design would harmonise with the existing dwelling and the scale would be acceptable within the plot.

It is not considered that the proposed extension would have any significant effect on the amenity of the surrounding residents. The attached dwelling, 37 Stanwood Garden, has an existing single storey rear extension of a similar depth as that proposed. Therefore, the outlook from this dwelling will not be affected. While the extension would retain a distance of over 14m to the front elevation of 34/36 Stanwood Gardens, which would face towards the blank side elevation of the extension. Given the single storey scale, this distance would be deemed adequate to preserve the outlook and level of amenities enjoyed by these dwellings.

The proposal would have no impact on the existing parking/access arrangements and would not create any additional parking needs. Therefore, the development would have no highways implications.

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 and H8 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

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/05/2021	PL-02	REV.B	EXISTING AND PROPOSED SITE PLAN
28/05/2021	PL-03	REV.B	EXISTING AND PROPOSED FLOOR PLAN
28/05/2021	PL-04	REV.B	EXISTING AND PROPOSED ELEVATIONS
28/05/2021	PL-05	REV.B	EXISTING AND PROPOSED ELEVATIONS

Informatives

Louise Everard

16 August 2021

Alan Kilroe

17 August 2021

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