

Regeneration and Economic Development Department

APPLICATION NO: 21/00683/FUL

APPLICANT: Mr Craig Wheatley

WARD AFFECTED: Northwood

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

LOCATION OF SITE: 3 Rockingham Court, Northwood, Kirkby, Knowsley, L33 8YN,

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:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 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, detached dwelling, located at the end of Rockingham Court, Kirkby. Permission is sought for a two-storey side extension, together with a single storey extension to the rear.

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

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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 from the principal elevation and the ridge height would be below the main roof line, which together would ensure the addition appears subservient on the host dwelling. The gable end roof would echo main roof and generally the appearance of the extension would harmonise with the original property. The facing materials are also proposed to match the existing.

The two-storey extension would sit to the side of the adjacent dwelling, 2 Rockingham Court, which has no habitable windows in the facing elevation. The single storey extension would only protrude 2m beyond the rear building line and therefore would have minimal impact on the outlook or level of light enjoyed by the neighbouring dwelling. On the whole, the proposal would comply with the guidance set within the Householder SPD and would not be considered detrimental to the amenity levels of any of the surrounding residents.

The property currently has a single driveway to the side. The proposal would result in the loss of this parking space, plus 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 block plan indicates that two replacement parking space would be provided at the front. While this would fall short of the parking standards, it should be noted that they are maximum standards and 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.

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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CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) No part of the development hereby permitted shall be brought into use until the area of hardstanding shown on drawing No 01 received on 05/08/2021; has been laid out in accordance with that plan. The hardstanding shall be made available for the parking of two cars at all times thereafter that the proposed development is in use.

Reason: To ensure adequate garaging/off street parking provision is retained and thereby avoid the harm to amenity, safety or convenience caused by on street parking and to comply with Policies T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/08/2021	01	-	EXISTING AND PROPOSED FLOOR PLANS/ELEVATIONS AND PROPOSED BLOCK PLAN

Informatives

Louise Everard

6 January 2022

Alan Kilroe

6 January 2022

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