

Regeneration and Economic Development Department

APPLICATION NO: 21/00218/FUL

APPLICANT: MRS MANDY COOK

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF FIRST FLOOR REAR EXTENSION

LOCATION OF SITE: 83 Reva Road, Roby, L14 6UA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (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 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 is for the erection of a first floor rear extension to the semi-detached property at 83 Reva Road in Roby. The proposal would provide additional living space to an existing bedroom. Plans as originally submitted have been amended to reduce the scale of the extension in order to protect amenity.

The proposed extension would project approximately 2.9m from the rear elevation of the existing property and would measure 3.1m in width. The development would also have a hipped roof which would measure 5.4m in height to the eaves with a maximum height of 6.5m, taken from ground level.

RELEVANT PLANNING HISTORY

None.

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POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed extension would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposal would extend 2.9m adjacent to the shared boundary with 81 Reva Road and would comply with the Householder Development SPD which generally supports two storey rear extensions of up to 3m. As such, the extension would not significantly affect the outlook or levels of light to the occupiers of No. 81.

The New Residential SPD identifies interface distances that would normally be considered appropriate to protect residential amenity. It states that there should be a minimum distance of 12m between principal to gable elevations for two storey properties. The proposal has been amended to ensure that 12m would be retained between the gable wall of the new extension and the rear elevation of 136 Milton Avenue, which would face directly towards the development. As the required separation distance would be met, the development would not appear unduly overbearing in relation to No. 136 and is acceptable. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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).

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- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/04/2021	F21029_101	REV A	LOCATION PLAN AND EXISTING FLOOR PLANS
07/07/2021	F21029_103	REV C	PROPOSED FLOOR PLANS
07/07/2021	F21029_104	REV C	PROPOSED ELEVATIONS

Informatives

Chloe Roberts

7 July 2021

Alan Kilroe
8 July 2021

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