

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00842/FUL

APPLICANT: Ms Andrea OBrien

WARD AFFECTED: Shevington

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

LOCATION OF SITE: 1 Dee Close, Tower Hill, Kirkby, L33 4DE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

A planning application for the erection of a two storey side extension was previously approved at the site (04/00491/FUL – approved 14/07/2004). However, no plans are available of this application.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No objections have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The application is for the erection of a two storey side extension and single storey rear extension.

POLICY CONSIDERATIONS

The application fails to comply with Core Strategy policy CS19, UDP Policy H8 and the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the single storey rear extension is considered acceptable.

Para 7.6 of the Householder SPD states that particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. In the case of two storey extensions, established building lines on both street frontages should normally be respected.

Whilst the extension would be located on a corner plot, the properties to the north and south are at an angle to number 1. Therefore, there is no consistent building line on the street and the two storey side extension in this instance would not appear as an incongruous feature. There would still be sufficient space at the side of the dwelling to avoid significant harm to the street scene.

Overall, the Extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

In relation to 2 Dee Close, the rear extension would be of relatively modest length (around 3 metres) and would not harm the living conditions of 2. The rear extension complies with the guidance in the Householder Development SPD. The side extension would also take place on the opposite side from 2 and would not affect the living conditions of 2.

Other Properties

It is considered that no other properties would be harmed by the proposal due to their greater distance from the extensions.

OTHER CONSIDERATIONS

In relation to the previous approval for a two storey side extension (04/00491/FUL) there are no plans available to show what was approved. In any case, the application preceded all relevant policy and Guidance including the Core Strategy (2016), UDP, NPPF (2021) and Householder SPD (2016). Any current decision is therefore taken in a different policy context.

CONCLUSION

The development would breach the established building line on Severn Road to the detriment of the character of the area and street scene. The application is therefore contrary to Core Strategy Policy CS19, NPPF para 130 and the Householder Development SPD.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/12/2021	02	-	Location /Site Plan
15/12/2021	01	-	Existing /Proposed Plans and Elevations

Andrew Hunt

30 May 2022

Alan Kilroe
31 May 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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