

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00050/FUL

APPLICANT: Mrs Emma Sinnett

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION
TOGETHER WITH A CANOPY TO FRONT

LOCATION OF SITE: 37 Larch Road, Roby, L36 9TY

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

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

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of single storey side and rear extension together with a canopy to front*.

**Amended plans have been received which remove the first floor from the side extension. The description has been amended to remove refer solely to a single storey side extension. However, the changes are minor and involve a reduction in height and do not materially impact on neighbours. Therefore, no neighbour re- notification is required.*

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The extension would have a pitched roof like the existing main dwelling and would be proportionate to the main dwelling. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 35, the rear extension would not cause harm to amenity as it would only extend around 3 metres and there is a similar rear extension on 35.

In relation to 39, the rear extension would not cause harm to amenity as it would only extend around 3 metres. The side extension would not cause harm to amenity as it has been reduced to a single storey, it would also not affect any main habitable room windows on 39.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

HIGHWAY SAFETY

There would be no additional bedrooms and therefore no additional demand for parking at the property. Overall, the application is consistent with Core Strategy Policy CS7.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties or highway safety. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 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
26/05/2022	01	-	Existing and Proposed Plans and Elevations
23/01/2022	-	-	Location Plan

Informatives

N/A

Andrew Hunt
26 May 2022

Alan Kilroe
31 May 2022

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