

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00114/FUL

APPLICANT: Mr Brian Fullerton

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 1 Sanbec Gardens, Cronton, Knowsley, WA8 5GY

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)

H8 - Extensions and Alterations to Residential Properties

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.

PLANNING HISTORY

Previous applications have been approved at the site for the erection of a single storey side extension (20/00665/FUL approved 1/3/2021) and an increase in the height of the wall facing Cronton Road to 2 metres. (21/00317/FUL approved 9/8/2021).

TECHNICAL CONSULTATIONS:

Cronton Parish Council – No comment

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations 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 detached outbuilding.

POLICY CONSIDERATIONS

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

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The height and proportions of the extension would be relatively modest and in keeping with the dwelling. The extension would also have a pitched roof like the existing dwelling. Therefore, it would be in keeping with the character of the dwelling. The application raises no crime or anti-social behaviour issues.

STREET SCENE

Overall, It is considered that the changes would have a minor effect on the street scene due to the presence of the 2metre high wall which limits views of the building.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties as it would be located away from neighbouring properties.

CONCLUSION

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

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/03/2022	002	-	Proposed Plans

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

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15/03/2022	001	-	Site Location Plans
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Informatives

N/A

Andrew Hunt
04 April 2022

Alan Kilroe
5 April 2022

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

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