

Regeneration and Economic Development Department

APPLICATION NO: 21/00164/FUL

APPLICANT: Miss Nicola Jones

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION
(DEMOLITION OF EXISTING GARAGE) AND ERECTION OF NEW
PITCHED ROOF TO SNOOKER ROOM

LOCATION OF SITE: 31 Melling Way, Kirkby Park, Kirkby, L32 1TN

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 4 neighbours. It has also been advertised by Site Notice. 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 is for the erection of a single storey side and rear extension (demolition of existing garage) and erection of new pitched roof to snooker room, to the semi-detached property at 31 Melling Way in Kirkby. The extension would provide a new study, kitchen, utility room and third bedroom.

The proposed extension would project approximately 2.1m from the side elevation of the existing property and given the nature of the boundary line, the development would be staggered at the side as it extends toward the rear of the property. As such, at its maximum width, the development would measure 4.4m and would also have a total length of 13.5m. The extension would adjoin an existing outbuilding (snooker room) and would also wrap-around to the rear of the property to replace part of an existing rear extension.

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The southernmost element of the proposed extension would have a pitched roof and would form a continuation of the ridge of the existing property. The roof would measure approximately 2.7m in height to the eaves, with a maximum height of 4.8m. The rest of the staggered development would also have pitched roofs which are slightly lower in height. In terms of the new pitched roof proposed to the existing outbuilding, the ground slopes away towards the rear of the site and therefore, at its greatest height the roof would measure 3.0m in height to the eaves and 5.1m to the ridge.

RELEVANT PLANNING HISTORY

None.

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, ACCESS AND CRIME PREVENTION

The proposed development would have pitched roofs to match the existing property and the walls of the development would also be rendered to match the property. The development would be in keeping with the scale and appearance of the property and would not be detrimental to the character of the street scene. The proposal is therefore acceptable with regards to design and would not give rise to any crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

Impact on No. 29 Melling Way

The proposed development would sit adjacent to the shared boundary with No. 29 Melling Way. There is a garage to the side of No. 29 which sits immediately adjacent to the shared boundary whilst the main habitable dwelling is set in approximately 6m from this boundary. Subsequently, given the scale of the proposal and distance from the neighbour's main habitable dwelling, the development would not appear unduly overbearing to the occupiers of No. 29. There is also a habitable window proposed to the side elevation of the extension, however, the window would face towards No. 29's garage and therefore, no privacy issues are raised.

Impact on No. 33 Melling Way

The rear element of the proposed extension would sit approximately 3.7m away from the shared boundary with No. 33 Melling Way and would be located behind an existing rear extension which sits immediately adjacent to this boundary. The development would extend approximately 3.9m from the original rear elevation of the property and would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m. As such, the proposal would not significantly affect the outlook or levels of light to No. 33.

Impact on other properties

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

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The existing garage (to be demolished) and space to the side of the dwelling is currently too small to be considered functional parking spaces and therefore, the proposal would not result in the loss of any in-curtilage parking. Whilst the proposal would increase the number of bedrooms at the property from two to three, the parking requirement for two to three bedroom dwellings is the same. Therefore, the existing level of parking at the property is sufficient and would comply with the Council's parking standards.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, access, crime prevention, 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).

- 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
25/02/2021	M 002	-	EXISTING FLOOR PLANS AND ELEVATIONS / PROPOSED SITE PLAN
25/02/2021	M 001	-	PROPOSED FLOOR PLANS AND ELEVATIONS / LOCATION PLAN

Informatives

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Chloe Roberts

23 April 2021

Alan Kilroe
26 April 2021

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