

Regeneration and Economic Development Department

APPLICATION NO: 21/00383/FUL

APPLICANT: Miss Brown

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION INCLUDING THE DEMOLITION OF EXISTING SIDE LEAN-TO EXTENSION

LOCATION OF SITE: 1 Jeffereys Drive, Roby, L36 4NT

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. 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 relates to a semi-detached dwelling, located on the corner plot between Jeffereys Drive and Easton Road. The property itself is angled towards the intersection of the road, while the detached garage sits along the boundary to the side of 3 Jeffereys Drive, with the front elevation parallel to highway. The property currently has a glazed lean-to extension on the side elevation.

Permission was previously granted for a single storey side extension under application 21/00142/FUL, which comprised an extension measuring 2.8m in width by a depth of 4.5m, finished with a mono-pitched roof and was proposed to be set back 2.5m from the principal elevation.

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

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The current application seeks permission to increase the depth of the side extension to 5.7m and as a result the revised extension would be set back 1.3m from the adjoining front elevation. The design would remain the same, with a mono-pitched roof.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

Under the previous application the design and scale of the side extension was deemed acceptable. The amended proposal currently under consideration would largely appear the same, apart from a 1.2m increase in the depth of the extension, bringing the proposed front elevation forward within the site. The extension would still retain a minimum distance of 2.5m to the side boundary and as such the development would not appear overly prominent within the corner plot. While the impact on the amenity of the surrounding properties, would not be thought to be any greater than previously approved and the revised scheme is considered acceptable.

The increase depth of the side extension would have no impact on the exiting parking arrangements and as such would not raise any highway safety concerns.

CONCLUSION

The amended side extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 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.

- 3) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/05/2021	01.02	Rev.C	PROPOSED FLOOR PLAN
05/05/2021	01.04	Rev.C	PROPOSED ELEVATIONS
24/06/2021	-	-	PROPOSED SITE PLAN

Informatives

None

Louise Everard

30 June 2021

Signed by

Mark Quinn

30/06/2021

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PS/DC/OP04/05	003	23/9/02

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