

Regeneration and Economic Development Department

APPLICATION NO: 21/00312/FUL

APPLICANT: Tracey Thain

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT, SIDE AND REAR EXTENSION

LOCATION OF SITE: 98 Tithebarn Road, Knowsley, Knowsley, L34 0HA,

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:

Knowsley Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 is for the erection of a single storey front, side and rear extension to the semi-detached property at 98 Tithebarn Road in Knowsley. The proposal would provide a new porch, study, utility room, bathroom and extended kitchen/dining area.

The proposed single storey front extension would project 1.2m in front of the principal elevation of the property and would measure 5.5m in width to wrap-around with the side element of the extension. The proposed side extension would extend approximately 3.1m at the side and would measure 7.3m in length. The proposed rear extension would project 3.0m from the rear elevation of the existing property and would measure 8.8m in width. The development would also have a pitched roof which would measure approximately 2.5m in height to the eaves, with a maximum height of 3.6m.

RELEVANT PLANNING HISTORY

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

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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

The proposed single storey front extension would not be dissimilar to other front porch extensions along Tithebarn Road and would be an acceptable addition to the property. The development would also be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed development would extend adjacent to the shared boundary with No. 96 Tithebarn Road and next to the neighbour's single storey side extension. Given the presence of the neighbour's side extension, the development would not appear unduly dominant in relation to this property. The proposal would extend 3.0m at the rear and would comply with the Householder Development which generally supports single storey rear extensions of up to 4m. Consequently, the development would not significantly affect the outlook or levels of light to the occupiers of No.'s 96 and 100. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, 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.

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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
04/04/2021	001	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS, LOCATION PLAN

Informatives

Chloe Roberts

24 June 2021

Alan Kilroe
29 June 2021

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