

Regeneration and Economic Development Department

APPLICATION NO: 22/00117/FUL

APPLICANT: Mr Anthony Ellis

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF FIRST FLOOR REAR EXTENSION

LOCATION OF SITE: 115 Easton Road, Roby, Knowsley, L36 4NZ

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 7 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 seeks planning permission to erect a first floor extension above a single storey kitchen outrigger on the rear of a semi-detached house on Easton Road. The extension would have the same dimensions as the kitchen outrigger at 3.2m deep and 2.6m wide. The extension would comprise a bathroom with the existing small bathroom forming part of the new bathroom, a cupboard and a small extension to the landing. The roof would be pitched and ridged into the main roof of the house. Materials are to match the existing house.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

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The design is satisfactory and in keeping with the existing house. The proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general. Whilst the adjacent house, 113 Easton Road, has no outrigger on the rear the proposal would not adversely affect the outlook of that property as the extension would not fall within the 45 degree view from windows on the rear of that house, with the edge of those windows approximately 2.5m from the application house. The extension would be 2.6m from the party boundary with the adjoining house, 117 Easton Road, and the proposal would not be detrimental to the outlook of that house. The proposal would not raise crime or anti-social behaviour issues

HIGHWAYS

No highways issues are raised

RESIDENTIAL AMENITY

The application is for an extension to a house in a residential area and does not raise residential amenity concerns and no privacy issues are raised.

CONCLUSION

The proposal is satisfactory in design and would not be detrimental to the visual or residential amenities of neighbouring properties or the locality in general. The application complies with planning policies and is therefore 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.

- 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
22/02/2022	9	A	Location Plan and Site Plan
22/02/2022	3	A	Proposed Ground Floor Plan
22/02/2022	4	A	Proposed First Floor Plan
22/02/2022	6	A	Proposed Elevations

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

22 August 2022

Signed by

Mark Quinn

23/08/2022

Document Reference	Document Issue Number	Document Issue Date
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