

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00390/FUL

APPLICANT: Mr Michael Byrne

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION, PART GARAGE CONVERSION, ALTERATIONS TO ROOF ON EXISTING FLAT ROOF SIDE EXTENSION, WINDOW AND DOOR ALTERATIONS/REPLACEMENTS AND DEMOLITION OF PORCH

LOCATION OF SITE: 82 Seel Road, Huyton, Knowsley, L36 6DJ

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)

H5 - Development within Primarily Residential Areas

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

A previous bedroom and bathroom extension was carried out under permitted development,(74/08595/HIST).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. 1 representations has been received consisting of the following main points.

- There is no proposed ground floor plan.
- I would like more detail in relation to the boundary arrangements.

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

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey rear extension, part garage conversion, alterations to roof on existing flat roof side extension, window and door alterations/replacements and demolition of porch.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The roof alterations will create a more attractive dwelling in the street scene and the pitched roof will match that of the main dwelling. The demolition of the porch and other alterations will also not harm the character of the area. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties

In relation to 80, there would be no harm to amenity as rear extension would only project 3 metres. This complies with the Householder Development SPD.

In relation to 84, there would be no harm to amenity as rear extension would only project around 3.6 metres beyond the rear of 82. This complies with the Householder Development SPD.

The other changes would also not adversely affect residential amenity.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

HIGHWAYS

NPPF para 111 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In relation to parking, the extension will not result in a significant increase in demand for parking or lead to loss of spaces. There would be no additional bedrooms. Therefore, there would not be significant harm to highway safety. Overall, the application is consistent with NPPF par 111.

CONCLUSION

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

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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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/06/2022	10A	-	Proposed Side Elevation
27/06/2022	12	-	Location Plan
27/06/2022	6A	-	Proposed Ground Floor Plan
27/06/2022	7B	-	Proposed First Floor Plan
27/06/2022	8A	-	Proposed Front Elevation
27/06/2022	9B		Proposed Rear Elevation

Informatives

N/A

Andrew Hunt

05 August 2022

Signed by

Mark Quinn

23/08/2022

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

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