

Regeneration and Economic Development Department

APPLICATION NO: 22/00057/FUL

APPLICANT: Mr Joseph McKane

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT PORCH EXTENSION, SINGLE STOREY EXTENSION TO FRONT AND REAR, FIRST FLOOR SIDE EXTENSION AND INFILL EXTENSION TO LINK EXISTING GRANNY FLAT TO MAIN DWELLING

LOCATION OF SITE: 7 Briar Drive, Roby, L36 9XG

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 house on Briar Drive. In 1993 planning permission was granted for the erection of a single storey extension to the side of the house to provide a bedsit with en-suite and a link to the house (K/APP/15016); there is also a small single storey rear kitchen extension. The application is for a two storey side extension incorporating elements of the previous extension with a single storey extension at the front of the two storey extension together with a single storey extension across the rear of the original house. The extension would comprise a kitchen, living room (this incorporates the single storey front extension element) and rear sitting area to the ground floor plus a front porch together with a bedroom and en-suite plus a small length of landing and a small study/bedroom to the first floor. The rear extension would have a sloping roof with three rooflights, whilst the two storey extension would have a hipped roof ridged into the original hipped roof with the projecting part at the rear having a pitched roof ridged into the main roof of the two storey extension.

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The single storey element at the front of the two storey side extension would have a sloping roof. The external walls of the extension would be of grey silicon render which will also be installed to the external walls of the rest of the dwelling. Along the base of the extension would be facing brick below dpc level and the existing house would retain exposed brick at this level. The roofs of the extension are to be of grey tile to match the existing.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is acceptable and broadly in character with the dwelling. Whilst the two storey extension would be slightly wider than the original house it would be the same width as the single storey extension and link broadly utilising the footprint/foundations of that extension and link, furthermore it would be viewed in the context of the adjoining dwelling which also has a substantial two-storey side extension. The extension would not appear overly dominant due to the reduced height of the hipped roof with the ridge being approximately 0.7m lower than the ridge of the original house. Furthermore, the juxtaposition of the house with the public highway and the angle presented to public view would also mitigate any appearance of dominance due to width. The proposal would not be detrimental to the visual amenity of neighbouring properties or the street scene in general

Whilst the proposal would increase the height and mass of the application house closer to 5 Briar Drive than existing the gable of that property has a landing window at first floor level with single storey extension between the original house and the boundary which have no windows on the side and thus the proposal would not unduly impact the neighbouring house in terms of overshadowing. No crime or anti-social behaviour issues are raised by the proposal.

The application complies with Policies CS2 and CS19 of the Local Plan together with saved Policies H5 and H8 of the UDP.

HIGHWAYS

The front garden area can provide three parking spaces in accordance with the Council's parking standards. No other highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and raises no residential amenity concerns nor privacy or overlooking issues.

The application complies with Policies CS2 and CS19 of the local Plan together with saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposed extension is acceptable in design and would not be detrimental to the visual amenities of the area despite the width for the reasons outlined above. There would be no detrimental impacts to residential amenities of neighbouring properties, or the area and parking would be provided for three cars within the curtilage. 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.

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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 extension hereby permitted shall not be brought into use until the car parking area shown on the Proposed Site Plane referenced XXX-SJ-00-00-00-A-L(02)001 has been provided in accordance with the approved drawing. For the avoidance of doubt additional surfacing shall be of porous or permeable materials. This area shall be retained for such purpose at all times thereafter.

Reason: To ensure that adequate in-curtilage car parking is provided in the interests of highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/01/2022	-	-	LOCATION PLAN
25/01/2022	XXX-SJ-A-L(04)02	P01	PROPOSED FLOOR PLANS
25/01/2022	XXX-SJ-A-L(05)04	P01	PROPOSED ELEVATIONS

Lee Osborne
9 May 2022

Alan Kilroe
11 May 2022

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