

Regeneration and Economic Development Department

APPLICATION NO: 21/00919/FUL

APPLICANT: Mr Liam Roberts

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY EXTENSION TO THE REAR

LOCATION OF SITE: 3 Maple Way, Roby, Knowsley, L16 2AD,

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

Sustainable Urban Extension - Sustainable Urban Extension

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.

As a result, 1 letter of objection has been received. The objection reasons are summarised as follows:-

- Design is not in keeping with the scale character or appearance of the existing development, especially the flat roof
- Noise disturbance from bringing the rear of the property closer to the garden boundary
- The extension would appear overbearing.

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 detached dwelling on Maple Way, with in located within a modern housing estate. Permission is sought for the erection of a single storey extension to the rear.

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The extension would measure 3.8m in depth by a width of 7.4m. It would be finished with a flat roof proposed at 3.2m in height and would include a central lantern style roof light.

POLICY CONSIDERATION

The property sits within a residential estate and 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

The proposed extension would be placed to the rear of the property and therefore would not be visible within the street scene. The flat roof design would be considered acceptable within this location and the facing materials are proposed to match the existing dwelling. Sufficient private amenity space would also be retained for the host dwelling. The overall scale and design are deemed acceptable for the property and development would have no significant effect on the visual amenity of the area.

With regards to residential amenity, the Householder SPD advises that single storey extension of 4m in depth are generally supported along a common boundary, while anything over this distance would only be appropriate if it did not breach the relevant 45 degree lines from the neighbouring dwellings. The extension is proposed to project 3.8m from the existing rear elevation, plus that of the adjacent dwelling 5 Maple Way. It therefore would conform with these limits in respect of this dwelling and would not unduly affect their amenity levels. The dwelling to the other side, 1 Maple way is slightly staggered from the application property and as such the extension would project approximately 4.8m beyond the rear of this dwelling. However, the extension would be set in approximately 1.3m from the common boundary and given this distance, together with the limit height from the flat roof design, it is considered that the extension would not appear unduly overbearing to this property.

Concern has been raised about increase noise levels from the rear of the property being brought closer to the rear boundary line. However, given the existing residential use it is not anticipated that the extension to the dwelling would have any significant impact on the noise levels over and above the current usages of the site. The extension would also retain a distance of over 6m to the rear boundary and as such would not result in an overbearing relationship with the dwellings to the rear.

CONCLUSION

The proposed rear extension is of an acceptable design and scale for the dwelling. It addition would have no significant impact on the amenity of the surrounding residents or the character of the wider area. 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 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
01/12/2021	061-210	B	PROPOSED GROUND FLOOR PLAN
01/12/2021	061-312	A	PROPOSED SIDE ELEVATION
01/12/2021	061-313	A	PROPOSED SIDE ELEVATION
20/12/2021	061-311	B	PROPOSED REAR ELEVATION

Informatives

Louise Everard

27 January 2022

Alan Kilroe

31 January 2022

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