

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00543/FUL

APPLICANT: Mr Ian Walsh

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 19 Lowry Close, Tower Hill, Kirkby, L33 4HJ

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

CS21 - Greenspaces and Trees

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

An application for the conversion of garage to living accommodation was carried out under permitted development (05/00646/FUL – approved 23/09/21).

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objections to the applications providing a condition is put in for the replacement tree at a 1:1 ratio 20—24 minimum girth.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

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

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PROPOSAL

The application is for the erection of a single storey side extension.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. Whilst the extension would be relatively wide in relation to the existing property, the limited harm to the street scene needs to be balanced against the personal circumstances of the applicant. The applicant's son is disabled and has mobility issues. The space is required to meet his needs and to give them space for recreation activities including playing pool and socialising. Overall, it is considered that the limited harm to the street scene is outweighed by the personal circumstances of the applicant. Overall, the design of the scheme is acceptable.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 18, the extension would not affect the amenity of 18 as it would be located on the opposite side of the property.

In relation to 5 Chadwick Way, the extension would not harm the amenity of 5 as it would be slightly further away from 5 than the existing property.

The extension would also not harm the amenity of the properties to the south west (on the opposite side of Saxon Way) as the extension would be separated from these by a main road.

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

TREES

An Arboricultural Method Statement has been submitted with the application. A replacement tree will be provided, this can be secured via a condition. Overall, the application will not lead to significant harm in relation to trees. This is supported by the views of the council's arboricultural officer who has no objection to the application subject to replacement planting. The application complies with Core Strategy Policy CS21.

CONCLUSION

The proposal is acceptable in principle and in design terms and would not harm the amenity of neighbouring properties or Trees. The application complies with local planning policies and is 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).

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- 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.

4) Tree Replacement

Within the first available planting season following the substantial completion of development, a replacement tree shall be planted in accordance with the Arboricultural Method statement – Revision 2 (23/12/2021).

The tree shall have a girth of 20—24 cm minimum girth.

Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In order to avoid harmful loss of trees.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/11/2021	21/00086/AIA	-	Arboricultural Impact Assessment
23/12/2021	21/00086/AMS	2	Arboricultural Method Statement
09/08/2021	21028/SP/01A	-	Proposed Site Plan
09/08/2021	21028/LP/01A	-	Location Plan
28/06/2021	21028/01	-	Existing and Proposed Plans and Elevations
30/01/2022	-	-	Supporting Statement

Informatives

N/A

Andrew Hunt
31 January 2022

Alan Kilroe
31 January 2022

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