

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00237/FUL

APPLICANT: Miss Sarah Gent

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT/SIDE EXTENSION

LOCATION OF SITE: 39 Pottery Close, Whiston, L35 3RW

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 bathroom Extension was approved at the property (74/02525/HIST – approved 5/8/1977).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

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

ISSUES AND ASSESSMENT:

PROPOSAL

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

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The application is for the erection of a two storey side extension and single storey front/side extension.

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 two storey side extension would have a pitched roof like the existing dwelling, and would be set back from the main front of the dwelling by almost 1 metre (94cm). The shortfall of 6cm does not result in harm to the street scene and is acceptable. Therefore, the design complies with para 7.3 of the Householder Development SPD.

The single storey front /side extension would also be compatible with the character of the existing dwelling. It would only project forward around 1.6 metres beyond the existing building. The extension complies with para 7.5 of 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 40, there would be no impact from the two-storey side extension or single storey side/rear extension as it would be on the opposite side of the property

In relation to 38, there is a window at the rear of the first floor of 38, this window serves a bedroom, however, there is also an additional bedroom window at the front of the property, therefore, there would still be sufficient light and outlook for this room. 38 has also been extended at the rear by a significant amount, this means that the two storey side extension will not dominate 38. The single storey extension would also not harm 38 as there would be no additional windows facing 38.

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

PARKING

In relation to parking, despite the front extension projecting forward the driveway distance would reduce from 12 to 10.4 metres. However, this would still be sufficient length for two car spaces (of 5m length each). The application therefore complies with the council's parking standards of 2 spaces for a 3 bedroom house. Overall, there would not be significant harm in relation to highway safety from the proposal.

CONCLUSION

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

RECOMMENDATION:

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

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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
17/03/2021	PC/03	-	Site Location Plan
17/03/2021	PC/02	Rev A	Plans and Elevations as Proposed
17/03/2021	PC/01	Rev A	Plans and Elevations as Existing

Informatives

N/A

Andrew Hunt

20 May 2021

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