

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00149/FUL

APPLICANT: Mrs Danielle Andrews

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 16 Gibson Close, Tower Hill, Kirkby, Knowsley, L33 4BB

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

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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

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**The extension has been reduced so that it no longer projects forward of the existing dwelling.*

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 extension would have a pitched roof like the existing main dwelling and would be proportionate to the main dwelling. The extension has also been reduced at the front so that it no longer projects closer to Gibson Close than the existing dwelling. 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 17, the side extension would be on the opposite side of the house and would not result in harm to amenity. The rear extension would only project around 3.3 metres from the rear of the house. This is well below the 4 metres permissible under the Householder SPD.

In relation to 14 and 15, the extension would be partly obscured by the presence of a garage in between the properties. Therefore, there would be no harm to amenity.

In relation to 10 and 12, the rear extension would only project around 3.3 metres from the rear of the house. This is well below the 4 metres permissible under the Householder SPD. The extension would also not directly face the properties as the extension would be at an oblique angle.

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, there are two spaces proposed. This meets the Householder SPD standards of two spaces for a two bedroom dwelling. This can be secured via condition. Overall, there will be no harm to highway safety.

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.

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 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) The parking shown on plan Proposed Elevations (Plan 2C) shall be implemented prior to occupation of the extension and retained hereafter as long as the extension is occupied.

Reason: In order to ensure sufficient parking spaces.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/03/2022	TQRQM2206618 2143161	-	Location Plan
27/04/2022	2C	-	Proposed Plans and Elevations

Informatives

N/A

Andrew Hunt
29 April 2022

Alan Kilroe
3 May 2022

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