

Regeneration and Economic Development Department

APPLICATION NO: 21/00969/FUL

APPLICANT: Mr Conor Ryan

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT/REAR/SIDE WRAP AROUND EXTENSION TOGETHER WITH INSTALLATION OF PITCHED ROOF TO EXISTING PORCH (DEMOLITION OF EXISTING GARAGE/SINGLE STOREY EXTENSION)

LOCATION OF SITE: 30 Melling Drive, Kirkby Park, Kirkby, L32 1TT

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

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 6 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 seeks permission for the erection of a single storey extension to the front, side and rear of the dwelling. It would link into the side of the existing porch and the proposal also includes the addition of a pitched roof over the porch. The existing garage and single storey extension would be demolished to make way for the extension.

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The side extension would align with the front of the existing porch, measure 2.65m in width and would span the full depth of the dwelling. It would then project a further 3m beyond the rear and wrap around the rear elevation. It would be finished with a hipped roof with the eaves and ridge reaching 2.6m and 3.6m in height.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. 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 single storey extension would adjoin the side of the existing porch, span the full depth of the dwelling, plus an additional 3m to the rear, wrapping around the rear elevation. The hipped roof would be acceptable, as would the addition of the pitch roof on the existing porch. The finishing materials are proposed to match the existing property. Overall, the design and scale of the extension, would appear in keeping with the character of the dwelling and would not detract from the visual amenity of the surrounding area.

The side extension would project towards the common boundary with 32 Melling Drive. Due to the staggered arrangement, the rear element would not project beyond the rear of this dwelling. The extension would project beyond the front elevation of no.32, but it would be adjacent to the garage at this dwelling and therefore would not unduly affect the amenity values of this dwelling. The rear extension would abut the common boundary with the attached dwelling 29 Melling Drive. The depth of 3m would accord with the guidance set within the Householder SPD and would not be considered detrimental to the outlook or amenity of this property.

The proposal would involve the removal of the existing garage to the side of the dwelling; however, the internal dimensions are inadequate to count as a useable parking space. As such the existing parking provisions would be retained and the extension would not create an additional demand for parking. The proposal therefore would not present any highway safety concerns.

CONCLUSION

The wrap around extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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).

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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 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
23/12/2021	-	-	PROPOSED SITE PLAN
23/12/2021	01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
23/12/2021	-	-	LOCATION PLAN

Informatives

None Required

Louise Everard

3 February 2022

Signed by

Mark Quinn

09/02/22

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