

Regeneration and Economic Development Department

APPLICATION NO: 21/00487/FUL

APPLICANT: Mr Richard Gerrard

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND FRONT PORCH EXTENSION (WORKS INCLUDE THE DEMOLITION OF EXISTING GARAGE)

LOCATION OF SITE: 114 Longmeadow Road, Knowsley Village, L34 0HT

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Knowsley Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. There have been 0 letters of objection, 0 letters of support and 1 letter of comment. The representations are summarised as follows:-

- The works are adjacent to my parents house...and we would request an understanding on what is intended to the existing party wall/roof between the...as part of the demolition works proposed. How will the wall and...be finished post demolition of the...
- We would request that the applicants will need to ensure that a party wall agreement is put in place along with a pre-condition survey and report of...prior to the commencement any works.

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 is for the erection of a two storey side extension and front porch extension (works include demolition of existing garage) to the semi-detached property at 114 Longmeadow Road in

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Knowsley Village. The proposal would provide a new playroom, utility room, extended kitchen area and a fourth bedroom.

The proposed front porch extension would project approximately 1.5m from the principal elevation of the existing property and would measure 6.2m in width to wrap-around with the proposed two storey side extension. The porch would have a lean-to roof which would have a maximum height of 3.2m. The side extension would be set back 1.0m from the principal elevation at first floor level and would extend 3.2m at the side. It would also measure 10.2m in length along the side elevation of the property. The extension would have a pitched roof which would measure approximately 5.4m in height to the eaves and 7.0m to the ridge.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed porch extension would not be dissimilar to other front porch extensions in the locality and is an acceptable addition to the property. The first floor element of the proposed two storey side extension would be set back from the principal elevation of the property and the roof of the extension would also sit below the main roof of the property. These factors together would ensure that the development appears subservient to the existing property and would not create a terracing effect in the street scene.

The proposed development would also be faced in materials which match the existing property and is considered to be in keeping with the scale and appearance of the property. The proposal would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposal to 112 Londmeadow Road, the development would not significantly affect the amenity of occupiers. The proposed development would extend adjacent to the gable wall of 116 Longmeadow Road and would be set in 0.8m from the shared boundary with this property. There are no main habitable windows on the gable wall of No. 116 and given the distance between this gable wall and the proposed extension, the development is not considered to appear unduly overbearing and is acceptable.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four. The Householder Development SPD states that 4+ bed properties should provide a maximum of three in-curtilage car parking spaces.

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The proposal would result in the loss of a parking space as it would replace an existing garage on the site. However, the application proposes to extend the existing area of hardstanding to the front of the property to replace this parking space and as a result, the proposal would retain two parking spaces. As the parking requirements given above are maximum standards, the proposed level of parking would comply with the Council's standards and is acceptable.

OTHER ISSUES

Neighbour comments

Neighbour comments raise concerns regarding the wall of their property being affected as a result of the works and they also request that a party wall agreement is put in place. However, issues involving works to neighbouring properties and any boundary related issues pertaining to party walls are not planning matters and do not form material considerations in the assessment of this application.

It is also requested that a 'pre-condition survey and report' relating to the works is implemented prior to the commencement of development. However, given the scale and nature of the proposed works, there is no requirement for pre-commencement conditions.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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 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.

- 4) The development hereby permitted shall not be brought into use until the areas for the parking of vehicles shown on plan, '0001/B' received 8 June 2021, have been provided, constructed and surfaced in accordance with the plans hereby approved. The additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. These areas shall be retained at all times thereafter.

Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/06/2021	-	-	LOCATION PLAN
08/06/2021	0001/B	-	CAR PARKING PLAN
08/06/2021	0001/A	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
08/06/2021	0001/C	-	PROPOSED SITE PLAN

Informatives

Chloe Roberts

22 September 2021

Alan Kilroe
23 September 2021

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