

Regeneration and Economic Development Department

APPLICATION NO: 21/00626/FUL

APPLICANT: Dave Johnstone

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION AND ALTERATION TO WINDOWS ON SIDE AND REAR ELEVATION

LOCATION OF SITE: 38 Fairfield Avenue, Roby, Knowsley, L36 4JF,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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:

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 is for the erection of a single storey rear extension and alterations to windows on the side and rear elevation of the semi-detached property at 38 Fairfield Avenue in Roby. The proposal would provide an extended kitchen/dining area.

There is a small existing single storey outrigger to the rear of the property and as a result, the rear elevation is staggered. The proposed single storey extension would project approximately 5.0m from the main rear elevation of the existing property and 3.9m from the rear of the existing outrigger to form a uniform rear elevation. The extension would measure 5.2m in width and would have a flat roof with a maximum height of 3.1m. The roof would also feature two lanterns which would project an additional 0.7m from the top of the flat roof.

RELEVANT PLANNING HISTORY

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

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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 extension would be rendered to match the existing property which is part-rendered. The development would be in keeping with the scale and appearance of the existing property and would not be detrimental to the character of the street scene. Therefore, the proposal is acceptable with regards to design.

RESIDENTIAL AMENITY

At its maximum length, the proposal would extend 5.0m at the rear. The Householder Development SPD generally supports single storey rear extensions of up to 4m and where an extension is beyond 4m, it will normally only be permitted if it does not breach the 45 degree rule.

Both neighbouring properties on either side of the applicant property (No.'s 36 and 40 Fairfield Avenue) have extensions/outriggers at the rear and as a result, the proposed development would not project more than 4m beyond these rear elements. Subsequently, the proposal would comply with the Householder Development SPD and would not significantly affect the outlook or levels of light to the occupiers of No.'s 36 and 40.

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 not affect the existing level of parking at the property.

OTHER ISSUES

None.

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.

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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 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
17/08/2021	JDJ/38FA/21/01	REV D	EXISTING AND PROPOSED FLOOR PLANS/ELEVATIONS AND LOCATION PLAN

Informatives

Chloe Roberts

22 September 2021

Alan Kilroe

23 September 2021

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