

Regeneration and Economic Development Department

APPLICATION NO: 21/00630/FUL

APPLICANT: Mr Kevin Coldicutt

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION AND CANOPY TOGETHER WITH ERECTION OF A FRONT CANOPY

LOCATION OF SITE: 10 Malvern Close, Kirkby Park, Kirkby, L32 2BS

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 11 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 side/rear extension and canopy together with the erection of a front canopy to the semi-detached property at 10 Malvern Close in Kirkby. The proposal would provide a new ensuite bedroom.

The proposed extension would sit flush with the principal elevation of the property and would extend approximately 2.2m at the side. It would measure 7.5m in length along the gable wall of the property and would project 2.5m at the rear to adjoin an existing single storey rear extension. The extension would also have a hipped roof which would form a small canopy extending across the front elevation of the existing property. It would measure 2.4m in height to the eaves with a maximum height of 3.4m.

RELEVANT PLANNING HISTORY

Document Reference	Document Issue Number	Document Issue Date
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 development would be faced in materials which match the existing property and would 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 9 Malvern Close, the development would not adversely affect the amenity of occupiers. The development would extend adjacent to the rear boundaries of No.'s 11 and 12 Malvern Close. There are no windows on the side elevation of the proposed extension which would face towards these properties and therefore, there are no issues with regards to privacy. As the development is single storey, there is considered to be sufficient distance between the rear elevations of No.'s 11 and 12 and the proposed development so as not to significantly affect the visual amenity of residents or appear unduly overbearing. Also, the design of the hipped roof to the extension, which would slope down towards the shared boundary, would also help to minimise any impact on amenity.

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

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. The proposal would retain the existing level of parking at the property which is at least one space. Given that the parking requirements are maximum standards, the existing level of parking is acceptable and would comply with the Council's parking standards.

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.

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

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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
06/08/2021	-	-	LOCATION PLAN
06/08/2021	01.02	-	PROPOSED GROUND FLOOR PLAN
06/08/2021	01.04	-	PROPOSED ELEVATIONS

Informatives

Chloe Roberts

22 September 2021

Alan Kilroe
23 September 2021

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