

Regeneration and Economic Development Department

APPLICATION NO: 21/00269/FUL

APPLICANT: Mr Michaels

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 18 Briar Drive, Roby, Knowsley, L36 9XQ,

KNOWSLEY LOCAL PLAN ALLOCATION –

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 7 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 relates to a two-storey semi-detached dwelling on Briar Drive, Roby. The property currently has a flat roof garage attached to the side of the dwelling. Permission is sought to remove this and construct a single storey extension wrapping around the side and rear of the property. The side element would align with the principal elevation and would measure 2.2m in width. It would have a total depth of 11.6m, which includes the depth of the original dwelling plus an additional 3m projection to the rear. The extension would then wrap around the rear of the property, spanning the full width of the property, bar a small 0.15m gap to the shared boundary with the attached dwelling.

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

The extension is proposed with a hipped roof to the front and would reach a maximum height of 3.8m, while the eaves would measure 2.5m.

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 proposed single storey extension, wrapping around the side and rear of the dwelling is considered to be an appropriate scale for the host dwelling and adequate private amenity space would be retained. The extension would present a garage door to the front and bi-folding doors across the rear elevation and design includes a hipped roof to the front, echoing the main roof formation. The extension is proposed to be finished in facing brickwork in the front and side elevations, while the rear would be rendered and the tiles plus window finishing's would also match the existing. As such the design would be consistent with the original dwelling and would not appear out keeping with the character of the area.

The side element would sit along the boundary and to the side of the adjacent dwelling, 20 Briar Drive. This property has a garage along the boundary and also has a two-storey extension to the rear. There only appears to be one landing window in the facing side elevation of No.20 and therefore the single storey proposal would have no detrimental effect on this elevation. Additionally, given the adjacent dwelling has previously be extended by a similar depth to that which is currently proposed, the rear projection isn't expected to have any significant effect on the outlook/amenities enjoyed to the rear of No.20.

The rear section would also abut the boundary with the attached dwelling, 16 Briar Drive. A single storey extension with a depth of 3m would be considered acceptable along a boundary and it wouldn't unduly affect the amenities of the attached dwelling.

The internal dimensions of the existing garage are not adequate for a useable parking space. Therefore, the proposal to replace this garage would not impact on the existing parking arrangement, nor would the extension create any additional demand for parking. However, the proposed site plan does include block paving the entire area to the front of the property, which would be acceptable provided appropriate porous materials are used or adequate provisions to allow water to drain to a porous area. This could be included as a condition and as such the development would not raise any highway safety issues.

CONCLUSION

It is considered that the proposed extension is of an acceptable design and scale for the host dwelling. It would not have a detrimental impact on the amenity of the surrounding residents or the overall character of the area. 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.

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

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 hard surfacing shown within the curtilage of the dwelling on the approved site plan 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.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan, Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/04/2021	A100	-	EXISTING AND PROPOSED SITE PLAN
17/04/2021	A102	-	PROPOSED PLANS

Informatives

Louise Everard

11 June 2021

Alan Kilroe

11 June 2021

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