

Regeneration and Economic Development Department

APPLICATION NO: 21/00265/FUL

APPLICANT: Mr Matthew George

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 26 Chadwick Way, Tower Hill, Kirkby, L33 4GB

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.

There have been 1 letters of objection, 0 letters of support and 0 letters of comment. The representations are summarised as follows:-

The resident wished to object to the extension if it was proposed on the side of the dwelling adjacent to them, as they were concerned about the potential impact on the level of light afforded to their garden. However, the extension is proposed on the other side elevation, away from their boundary and as such will not cause any overshadowing or detrimentally impact on this resident's level of light.

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, detached dwelling located at the end of Chadwick Way. The front of the dwelling is stepped, with a gable end feature over the forward projecting element. The application seeks permission for the erection of a two-storey extension on the side of the dwelling. The extension

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

would be set back 0.97m from the adjoining front elevation and measure 2.7m in width. It would measure 5.8m in depth, spanning the remaining depth of the property and have a gable end roof, with the ridge reaching 7m and the eaves measuring 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 extension would be located on the north western side elevation of the property. The extension has been designed to include a gable end roof to echo the main roof formation, with the ridge stepped down. Plus, the front elevation would be stepped back 0.97m from the adjoining front wall and 2.7m from the most forward building line. The extension would therefore appear subservient and would not be overly prominent within the street. It is proposed in matching brickwork, tiles and UPVC. As such the design would be appropriate for the dwelling and the scale is also acceptable within this plot.

The extension would be located towards the boundary with 25 Chadwick Way and it would sit alongside the side elevation of this dwelling. There are no windows in this facing elevation and as such the proposal would have no impact on the outlook or level of light enjoyed by this property. As the extension would site entirely to the north western side of the dwelling, it would not be visible from the dwelling on the other side, 12 Kerr Close and therefore have no effect on the amenity of the property.

The proposal includes an additional bedroom at the first floor, taking the total number of bedrooms to four, if you include the office at first floor. In line with the Householder SPD, a four-bed dwelling would be expected to provide three in curtilage parking spaces. While the extension includes a garage, the internal dimensions would only be 2.35 x 5.15m, which would be insufficient in size to count as a useable parking space. However, the property also has a driveway to the front, which would appear to accommodate three parking spaces. Therefor adequate parking provisions would be retained within the site and 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 unduly affect 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.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- 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
21/03/2021	1070-02-05-005	-	PROPOSED REAR ELEVATION
25/03/2021	1070-02-05-003	-	PROPOSED FRONT ELEVATION
25/03/2021	1070-02-03-003	-	PROPOSED FIRST FLOOR PLAN
25/03/2021	1070-02-03-002	-	PROPOSED GROUND FLOOR PLAN
25/03/2021	1070-02-05-006	-	PROPOSED LEFT SIDE ELEVATION
19/04/2021	1070-02-02-005	Rev A	SITE LAYOUT PLAN PROPOSED

Informatives

Louise Everard

10 June 2021

Alan Kilroe

11 June 2021

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