

Regeneration and Economic Development Department

APPLICATION NO: 21/00208/FUL

APPLICANT: Mrs Lauren Regan-Hammond

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 31 Partridge Road, Kirkby Park, Kirkby, L32 2DJ

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:

Arboriculture- No objections in principle.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. It has also been advertised by a Press Notice. No representations have been received. For the avoidance of doubt the site does not lie in a conservation area.

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

31 Partridge Road is a detached modern dwelling located in a residential area in Kirkby. Planning permission is sought for the demolition of an existing conservatory and erection of a single storey extension to the rear elevation to provide a bedroom with en-suite and a sitting room. Under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the proposal would normally constitute permitted development, however, in this instance development rights have been removed with regard this housing development (specifying the GPDO 1995 and subsequent orders revoking and amending that Order). The proposed extension would project 3.8m back from the main rear elevation and would be the width of the house. It would have a sloping roof with two rooflights to provide additional daylight to the extension, with a height from the highest point of the roof to ground level of 3.7m. pitched roof that would attain a maximum height of 3.6 metres to ground level.

POLICY CONSIDERATIONS

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The proposal complies with the planning policies noted above.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed extension is of an acceptable design adequately reflecting the character of the original dwelling and of a scale subordinate to the original property. The proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general.

The proposal raises no crime or anti-social behaviour issues.

HIGHWAYS

No highways issues are raised by the proposal.

RESIDENTIAL AMENITY

The proposal is for an extension to a house and raises no residential amenity concerns with regard neighbours or the area in general. No privacy or overlooking issues are raised, and there is 1.8m high fencing to the boundaries and the projection of the extension is less than the 4m which the Householder Developments SPD identifies as sufficient to avoid unacceptable impacts on amenity.

OTHER ISSUES

Trees

Along the north east and north west rear garden boundaries are some trees and hedging, with a tree in the front garden area also. The proposed extension is not near these. The requisite impact study and method statement reports have been submitted. The proposal will not impact adversely on the trees and hedging, and the conclusions of the report are that the proposed works will not require protective fencing for the trees and hedging. The Council's Arboriculturalist has no objections to the proposal but requests the Arboricultural Method Statement is listed as an approved document.

CONCLUSION

The proposal is acceptable in design and raises no visual or residential amenity issues. The application complies with planning policies and is therefore recommended for approval.

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).

- 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 Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/03/2021	-	-	Location Plan
11/03/2021	01.02	B	Proposed Ground Floor Plan
11/03/2021	01.04	A	Proposed Elevations
15/04/2021	21/00023	-	Arboricultural Method Statement (We Know Services: 21/00023: April 2021)

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:-
- 2 See attached letter

Lee Osborne

8 June 2021

Alan Kilroe
8 June 2021

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