

Regeneration and Economic Development Department

APPLICATION NO: 21/00061/FUL

APPLICANT: Mr Karl Daly

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 39 Sheppard Avenue, Roby, L16 2LB

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Site of Biological or Geological Interest - Site Of Biological Or Local Geological Interest

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. It has also been advertised by Site Notice. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 and rear extension to the semi-detached property at 39 Sheppard Avenue in Roby. The proposal would provide a new living room and bathroom. Plans as originally submitted have been amended to reduce the scale of the proposed development.

The proposal would extend approximately 4.0m from the rear elevation of the existing property and would measure 8.1m in width projecting 1.3m beyond the side elevation of the property. The development would have a flat roof which would measure 3.0m in height and would also feature a lantern which would project an additional 0.9m from the top of the roof.

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 extension would be rendered, however, given its location at the rear and its set back from the front of the property, it would not appear prominent and would not be detrimental to the character of the street scene. The development would be in keeping with the scale and appearance of the property and is acceptable with regards to design.

RESIDENTIAL AMENITY

The proposal has been reduced in scale due to concerns regarding its impact on amenity. The amended proposal would extend 4.0m at the rear and would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4.0m. Subsequently, the development would not significantly affect the visual amenity of nearby neighbouring properties in terms of outlook, levels of light and privacy. 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.

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.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/06/2021	-	-	LOCATION PLAN
11/06/2021	39SA	REV 3	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Chloe Roberts

14 June 2021

Alan Kilroe
14 June 2021