

Regeneration and Economic Development Department

APPLICATION NO: 22/00058/FUL

APPLICANT: Mr Roy Mackrell

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 174 Tarbock Road, Huyton, Knowsley, L36 0SE,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

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:

Tarbock Parish Council - No comments received

NEIGHBOUR NOTIFICATION:

One representation was received confirming the sender had no objections. One representation was received requesting that construction works be limited to after 12.30pm weekdays and 1pm weekends as the sender worked shifts. It should be noted that such restrictions would not be reasonable and therefore would not meet the conditions tests.

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 seeks planning permission for an extension to the side of a detached bungalow on Tarbock Road. The extension would be 8.6m deep and 2m wide, set in from the front of the bungalow 0.3m and set in from the rear of the bungalow 0.5m. The extension would allow the bathroom to be extended and for walk-in wardrobes to be provided for each bedroom. The roof of the extension would have a very slight slope down from the bungalow towards the side boundary, and a rooflight would be installed to give light to the bathroom. The external walls of the extension would be rendered to match the existing bungalow.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design is acceptable and broadly in character with the bungalow. It would be modest in scale, particularly assessed against the overall width of the bungalow. The extension would not be detrimental to the visual amenity or outlook of the occupiers of neighbouring properties or area in general. Although the extension does not have pitched roof to match the existing bungalow, the extension would not be prominent and would appear similar to other side extensions/garages on other properties close by. The application complies with Local Plan policies CS2 and CS19 and with UDP policies H5 and H8.

HIGHWAYS

The parking would remain as existing, with a large drive in the front garden area. No other highways issues are raised. The application complies with Local Plan policies CS2 and CS19 and with UDP policies H5 and H8.

RESIDENTIAL AMENITY

The proposal is for a modest extension to a bungalow in a residential area and raises no residential concerns, including privacy or overlooking issues. A neighbour has written in asking that construction times be controlled to after 12.30pm on weekdays and 1pm on weekends due minimise construction noise as the sender works shifts. However, to restrict construction to after the stated times would be unreasonable and would not meet the planning conditions tests. The application complies with Local Plan policies CS2 and CS19 and with UDP policies H5 and H8.

CONCUSION

The proposed extension would be acceptable in design and of a modest scale. The proposal would not impact adversely the visual or residential amenities of the occupiers of neighbouring properties and no highway issues are raised. The application complies with planning policies and is 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/03/2022	DRW006	4	PROPOSED FLOOR PLAN
15/03/2022	DRW007	4	PROPOSED FRONT ELEVATION

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

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15/03/2022	DRW008	4	PROPOSED REAR ELEVATION
15/03/2022	DRW009	4	PROPOSED SIDE ELEVATION

Lee Osborne
30 May 2022

Alan Kilroe
31 May 2022

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

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