

Regeneration and Economic Development Department

APPLICATION NO: 21/00641/FUL

APPLICANT: JKS Accountants

WARD AFFECTED: Roby

DEVELOPMENT: SINGLE STOREY EXTENSION AT REAR/SIDE AND PITCHED ROOF TO REPLACE PART OF FLAT ROOF TO SIDE

LOCATION OF SITE: 154 Roby Road, Roby, Knowsley, L36 4HQ,

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

DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objections subject to conditions relating to replacement trees and protective fencing.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 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 detached property, on Roby Road. The property has a single storey element to the side, which contains a garage/store and is finished with a flat roof.

Permission is sought for the removal of a small section of the store to the rear, to make way for a single storey extension to the side and it would also project 1.2m beyond the rear elevation. The extension

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

would measure 3m in width by a depth of 4.5m. It would have a mono-pitched roof with the eaves and ridge reaching 2.7m and 3.9m retrospectively.

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 is relatively small in scale and would be located behind the existing garage to the side of the property. The pitched roof would be partially visible from the front as it would protrude over the flat roof, however the design would be acceptable, and it would not significantly alter the appearance of the dwelling. The material finishes are proposed to match the original property.

The extension would sit along the boundary with 156 Roby Road and would project approximately 2.7m beyond the adject rear elevation of this dwelling. This depth of extension along a boundary line would be deemed acceptable, in line with the Householder SPD and the amenity levels of this dwelling would not be unduly affected. While the extension would be set over 13m from the boundary with the dwelling to the other side, 152 Roby Road and therefore would have no effect on this property.

There are a number of trees along the western side boundary and the application has been supported by an arboricultural impact assessment and method statement. The councils arboricultural officer has confirmed that they have no objections to the proposal subject to conditions relating to replacement trees and root protection measures.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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).

- 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.

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

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) Each tree should be replaced on a two for one basis, as close to the original position as possible, of a size not less than 12-14cm girth. The trees should be planted as soon as practically possible but within 1 year of the removal of the trees. Once this has been implemented the Council's Arboricultural Officer should be informed within 3 days on 0151 443 2281. Should the replacement tree(s) fail to establish within a period of five years thereafter it shall be replaced in kind during the first planting season following the date of the loss or damage.

Reason: In the interests of visual amenity, to allow for the continuation of tree cover within the area and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) Five working days written notice shall be given to the Arboricultural Officer before the erection of the protective fencing.

Reason: For the avoidance of doubt and to comply with the application.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/08/2021	04	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
10/11/2021	-	-	EXISTING AND PROPOSED FRONT ELEVATION
07/09/2021	-	-	ARBORICULTURAL IMPACT ASSESSMENT
07/09/2021	-	-	METHOD STATEMENT

Informatives

Louise Everard

16 November 2021

Alan Kilroe

17 November 2021

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