

Regeneration and Economic Development Department

APPLICATION NO: 21/00741/FUL

APPLICANT: Miss Aspinall

WARD AFFECTED: Roby

DEVELOPMENT: INSTALLATION OF FIXED GLASS ROOF AWNING TO REAR ELEVATION

LOCATION OF SITE: 23 Headingley Close, Roby, L36 4QA

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 9 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 semi-detached dwelling on Headingley Close, Roby. The main property is two storey and has an existing single storey rear extension. Permission is sought to erect a glass canopy across part of the rear of the dwelling. The canopy would project 2.98m from the rear elevation and would measure 6m in width. The structure would have a grey aluminium coated frame, with a glazed roof.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic canopy would be acceptable in principle within this location subject to compliance with all

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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 canopy would be located to the rear of the dwelling and as such would not be visible within the street scene. The scale of the single storey structure would be acceptable within the curtilage of the dwelling. While the glazed design would be considered appropriate for the proposed use and would not detract from the appearance of the dwelling.

Given the existing extension to the dwelling, the rear elevation sits further out than the rear building line of the adjacent dwellings, 21 and 25 Headingley Close. As such the proposed canopy would extend approximately 5m in total beyond the rear of these properties. However, it would be set in 0.4m and 1.1m from the boundary with No.21 and No.25 respectively and due to the design, the structure would be open to the side, with a mostly transparent glazed roof. It therefore is not anticipated that the addition would have any significant effect on the outlook or level of light enjoyed by these dwellings.

CONCLUSION

The proposed canopy is minor in scale and the design is considered acceptable for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) 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).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/09/2021	34464-03	-	PROPOSED PLANS
15/09/2021	34464-04	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

16 November 2021

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

Alan Kilroe
17 November 2021

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