

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00386/FUL

APPLICANT: Mr John Gough

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF REAR DISABLED ACCESS RAMP AND
RECONFIGURATION OF EXISTING GROUND FLOOR LAYOUT

LOCATION OF SITE: 57 Elworthy Avenue, Halewood, Knowsley, L26 7AA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

Previous applications have been approved for a ground floor side extension (74/14832/HIST – 26/03/1993), and erection of a first floor side extension (21/00849/FUL – approved 26/01/2022).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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The application is for the erection of rear disabled access ramp and reconfiguration of existing ground floor layout.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The ramp would be at the rear and not readily visible from the street scene. The ground floor changes would also be internal only. Overall, the design of the scheme is acceptable.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 26 Torcross Way, there would be no harm as the ramp would not be high and would be away from the boundary.

In relation to the property to the north, there would be no impact as the ramp would not be high and would be partly obscured by the existing garage.

Overall, the proposal will not cause harm to the amenity of neighbouring properties. The extension complies with Policy CS19 and the Householder Development SPD.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local 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
22/07/2022	1	Rev A	Location Plan, Block Plan and proposed elevations

Informatives

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

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Andrew Hunt

22 August 2022

Alan Kilroe

25 August 2022

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

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