

Regeneration and Economic Development Department

APPLICATION NO: 21/00712/FUL

APPLICANT: Mr Chris O'Hare

WARD AFFECTED: Stockbridge

DEVELOPMENT: DEMOLITION OF EXISTING CONSERVATORY AND THE ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION TOGETHER WITH THE ERECTION OF A TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 222 Knowsley Lane, Huyton, L34 4AH

KNOWSLEY LOCAL PLAN ALLOCATION –

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SUE2a - Sustainable Urban Extensions - Knowsley Lane

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:

Knowsley Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 17 neighbours. 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 relates to a two-storey semi-detached dwelling on Knowsley Lane. Permission is sought for the erection of a two-storey side extension, together with a single storey rear extension.

The side element would measure 4.4m in width and span a depth of 5.6m. It would be finished with a gable end roof, with the eave reaching 4.5m and the ridge 6m.

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

The single storey rear extension would measure 3m in depth. It would measure 13.7m in width, spanning the width of the existing rear elevation plus the proposed side extension. It would have a flat roof, measuring 2.96m in height and would include two slanted roof lights. The existing conservatory on the rear would be removed to make way for the rear proposal.

POLICY CONSIDERATION

The site is identified as a Sustainable Urban Extension area within the Local Plan Policies Map. The site is already in residential use, as is the adjoining sites. Therefore, a domestic extension would be considered acceptable in principle within this location subject to the compliance with all other relevant local planning policies and guidance. The key policies for determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also material consideration.

ASSESSMENT

The front of the property is currently stepped, with a gable end feature projecting forward, along the outer side elevation. The two-storey side extension would be set back 0.95m from the adjoining front elevation. The proposed gable end roof would echo the existing roof formation. It would be set below the forward projecting gable and would align with the ridge running across the width of the property. The side extension would be a considerable increase on the width of the property’s frontage. However, given the design, together with the step back, it is not considered that it would appear dominant on the original dwelling. Furthermore, the property is set over 26m from the highway and as such it would not be viewed as overly prominent within the street.

The single storey extension is of an acceptable scale within the site and the proposed flat roof would be deemed acceptable within the rear location. The extensions are proposed to be constructed with matching brickwork, including corner detailing, reveals and header details to match the existing. The works also seeks to relocate the entrance doorway into the furthestmost forward elevation, giving a more central appearance and create a new ground floor window. The new windows would be reflective of some of the existing openings and the design would be considered acceptable.

The dwelling to the west of the site, 224 Knowsley Lane, is set at a slight angle from the application property. However, the proposed two-storey side extension would face towards the side elevation of this dwelling, which has no openings. The proposed side extension does include one first floor window in the side elevation, however this has been amended to obscure glazing to preserve privacy levels. Given the layout it would not have an overbearing impact on the adjacent site. The single storey rear extension would be set in approximately 1.7m from the boundary with No. 224 and would have no significant affect on the outlook to the rear of this dwelling.

With regards to the attached dwelling 220 Knowsley Lane, the single storey rear element would be set just of the shared boundary. Given the projection would be limited to 3m in depth, together with the limited height of the flat roof, the rear addition would not unduly affect the outlook or level of light experienced from the rear of No.220.

The proposed works would create one addition bedroom, resulting in a total of three bedrooms within the property. The Councils parking standards for two and three bed dwellings are the same and the requirement is for two in curtilage parking spaces. The property currently has an informal driveway leading from the highway, which could easily accommodate the two parking spaces. The proposed site plan proposes a creation of a more formal block paved driveway, which again would accommodate the required parking and as such the proposal would not present any highways safety concerns.

CONCLUSION

The proposed works are considered to be of an acceptable design and scale for the host dwelling. They would have no significant effect on the character of the, nor would they unduly affect the amenity of the surrounding residents. 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.

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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 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.

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.

- 3) 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.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed first floor window on the side elevation, as indicated on drawing 3020 Rev.P1 has been glazed with obscure glass to level 4/5. The window shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 5) The proposed driveway shown within the curtilage of the dwelling on the approved plans shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

Reason: In the interests of reducing surface water run-off and to ensure the development complies with Policies CS19 and CS24 of the Knowsley Local Plan, Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/11/2021	3020	REV.P1	PROPOSED ELEVATIONS
01/11/2021	3010	-	PROPOSED FLOOR PLANS
03/09/2021	3001	-	PROPOSED SITE PLAN

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

Informatives

None required

Louise Everard

3 November 2021

Signed by

Mark Quinn

3/11/21

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

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