

Regeneration and Economic Development Department

APPLICATION NO: 21/00462/FUL

APPLICANT: Mr J Hampton

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 1 Berrydale Road, Roby, L14 7AH

KNOWSLEY LOCAL PLAN ALLOCATION –

Sites for Housing Development - Sites Allocated For Housing Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Environmental Health – No objections subject to conditions.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice. There has been 1 letter of objection, 0 letters of support and 0 letters of comment. The representations are summarised as follows:-

- No foundations or footings of the proposed extension to involve any of my property/ driveway.
- No work to be carried out to involve any of my property / driveway this includes workmen equipment scaffolding debris bricks
- 24 hours access needed to my driveway garage back gate
- May it be suggested that these plans are stepped in to the applicants property and no involvement of...

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 is for the erection of a single storey rear extension to the detached property at 1 Berrydale Road in Roby. The extension would provide an extended kitchen/dining/living area. Plans as originally submitted have been amended to set in the proposed extension further from the side

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boundary of the site and to alter the roof of the extension from a pitched to a hipped roof, in order to protect residential amenity.

The proposed extension would project approximately 3.6m from the rear elevation of the existing property and would measure 6.3m in width. The development would also have a hipped roof which would measure 2.5m in height to the eaves with a maximum height of 3.4m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed extension would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The development would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the staggered arrangement of properties towards the end of Berrydale Road, the rear elevation of 1 Berrydale Road currently sits in front of the rear elevation of 1 Holly Bank Avenue and behind the rear elevation of 3 Berrydale Road. In terms of the impact on No. 3, the proposal would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m and given the staggered relationship between these properties, the proposal would not significantly affect the outlook or levels of light to No. 3.

As the rear elevation of 1 Berrydale Road sits in front of the rear elevation of 1 Holly Bank Avenue, the proposed extension would project further than 4m at the rear in relation to this neighbour. The SPD states that a single storey rear extension beyond 4m will normally only be permitted if it does not breach the 45 degree rule. The application was amended to set in the proposed extension approximately 2.5m from the shared boundary with 1 Holly Bank Avenue and the roof of the extension has also been altered to a hipped roof. As a result, only the outer corner of the development would breach the 45 degree line from the nearest habitable window on the rear of the neighbour's property and given the design of the hipped roof, which would slope down towards shared boundary, the impact on amenity is not considered to be significant. The existing fencing along the shared boundary would also help to obscure the extension from view and would help to minimise any impact on 1 Hollybank Avenue.

Overall, whilst the proposal would not strictly accord with the 45 degree rule in relation to 1 Holly Bank Avenue, given the design and scale of the extension and distance between the development and No. 1, on balance, it is considered acceptable.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

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The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

Neighbour comments

Comments raised relating to the foundations of the proposed development and encroachment on neighbouring land is not a planning matter and is instead a civil matter.

It has also been requested that no construction works associated with the development should involve the neighbour's property and that no obstruction is caused to their property. However, any construction related activities is not a planning matter and not a material consideration for this application.

The author of the comments has also suggested that the proposal is amended to step in the extension from their property. However, further to the application being amended, it is considered that the proposal would not significantly affect the amenity of surrounding neighbouring properties and is acceptable (see separate 'Residential Amenity' section above).

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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.

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) Prior to the commencement of development a verification report of works relating to the installation of gas protection measures, which shall be installed in the extension to CS-3 gas protection levels, shall be submitted and agreed in writing by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted

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and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/05/2021	1BR/PD/01	-	LOCATION PLAN
14/07/2021	1BR/PD/03	B	PROPOSED FLOOR PLANS / ELEVATIONS AND PROPOSED SITE PLAN
31/05/2021	-	-	CS-3 PROTECTION DETAILS

Informatives

Chloe Roberts

22 September 2021

Alan Kilroe

28 September 2021

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