

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00645/FUL
Katherine Lowe-Paton

APPLICANT: Mr David Mansfield And Miss

WARD AFFECTED: Prescot North

DEVELOPMENT: DEMOLITION OF GARDEN STORE ROOM AND ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION AND FRONT BRICK WALL

LOCATION OF SITE: 1 Riding Hill Road, Knowsley, Knowsley, L34 0EF

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

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. Two representations in support have been received consisting of the following main points:

- Very good neighbors and my wife and I are delighted that they have decided to extend there present home rather than move to a larger house, we fully support there application.

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

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- No objections.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the demolition of garden store room and erection of a two storey side extension, single storey front extension and front brick wall.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. In relation to the first floor side extension, this would not be set back 1 metre. However, Para 7.2 of the Householder SPD states that the 1 metre setback distance may be relaxed if no terracing effect would occur.

Due to the position of the property and the absence of any dwelling to the north that face the same way, no terracing effect would occur. Therefore, the extension complies with the Householder Development SPD. The single storey front extension would also be acceptable in design terms as it would project forward less than the existing porch. The proposed wall is also acceptable in relation to design and in keeping with the existing walls in the area.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 3, the two storey side and single storey front extension would be on the opposite side of the house. Therefore, there would be no impact on the amenity of 3.

In relation to 18 Berry Hill Avenue, the extension would not adversely affect the amenity of 18 as 18 would be further to the west than the proposed two storey side extension, as a result, the extension would only be at an oblique angle and would not harm the amenity of 18. The two side windows would not cause harm to 18 as they would face directly north towards the greenspace area rather than 18.

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

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):-

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

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- 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/07/2021	-	-	Location Plan
06/07/2021	1424/SK/01	-	Existing and Proposed Plans and Elevations

Informatives

N/A

Andrew Hunt

7 September 2021

Alan Kilroe

9 September 2021

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

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