

Regeneration and Economic Development Department

APPLICATION NO: 22/00082/FUL

APPLICANT: Mr D Finnan

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION AND RETENTION OF SINGLE STOREY FRONT PORCH EXTENSION (DEMOLITION OF EXISTING GARAGE)

LOCATION OF SITE: 2 Maple Crescent, Roby, L36 9UB

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 10 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 proposal related to a semi-detached dwelling, located on Maple Crescent. The dwelling is angled towards the junction with Kingsway and has an existing detached garage adjacent the side boundary with 4 Maple Crescent. The proposal is for the retention of a front porch and a proposed single storey extension to the side of the dwelling and the existing garage would be demolished. The porch is 3m wide with a depth of 2.15m and is 3.4m from the adjoining property. The extension would have a depth of 5.8m, the depth of the original two storey dwelling, and a width of 4m. The extension would have a hipped roof matching the hipped roof of the house with rooflights in and the ridge height extending to just below the first floor window.

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

POLICY CONSIDERATIONS

The proposal would comply with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed extension would be broadly in character with the existing house which is rendered with the hipped roof echoing the main roof formation. The finished materials would match the existing dwelling. The dwelling is located on the corner plot of Maple Crescent and Kingsway; however the property is angled towards the junction. The proposed side extension would not protrude beyond the existing side elevation of the dwelling to the rear, 4 Maple Crescent and given the angle nature of the property, it would not interfere with the building line along Kingsway. The porch is 3.4m from the party boundary with the adjoining property and as such would have little impact on the outlook of the front of that property. As such the proposal would not be detrimental to the visual amenities or outlook of the occupiers of neighbouring properties or the area in general. No crime or asb issues are raised by the proposal.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The proposal would result in the loss of the detached garage, the internal dimension of which are shown as 2.3m x 4.5m. The garage would therefore would not classify as a useable parking space and its removal would not affect the overall parking provisions. The side extension would be located in an area which is currently not available for parking, with the useable driveway being located in front of the garage. As the same level of parking would be retained given that the garage is not usable space, the proposal would not raise parking issues.

RESIDENTIAL AMENITY

The application is for an extension to the side of a house in a residential area and raises no residential amenity concerns or privacy and overlooking issues. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The porch and extension are acceptable in design and broadly in character with the original dwelling. The proposed extension would not be detrimental to the visual and residential amenities of the occupiers of neighbouring properties or the area in general, and the porch does not impact detrimentally on neighbouring properties or the area in general. Parking levels would remain as existing. The application complies with 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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/02/2022	001	2	Location and Site Plans
14/02/2022	004	4	Proposed Elevations
05/02/2022	002	2	Existing and Proposed Floor Plans

Lee Osborne
31 May 2022

Alan Kilroe
31 May 2022

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

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