

Regeneration and Economic Development Department

APPLICATION NO: 21/00290/FUL

APPLICANT: Mr John Laycock

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 88 Longmeadow Road, Knowsley Village, L34 0HT

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY 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

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours.

There have been 0 letters of objection, 0 letters of support and 1 letters of comment. The representations are summarised as follows:-

After reviewing the plans, the residents have confirmed that they have no objections to the proposal.

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 application relates to a two-storey, semi-detached dwelling, within Knowsley Village. The front of the property is currently staggered with the garage and porch projecting an addition 1.4m and partially wrapping around the front elevation.

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

The application seeks permission for a single storey front extension to the existing lounge, bringing this section in line with the porch. The extension would measure 1.4m in depth by a width of 4m. It would involve a continuation of the mono-pitched roof over the porch, reaching a maximum height of 3.3m.

POLICY CONSIDERATION

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

ASSESSMENT

The proposed single storey addition would extend the existing lounge by 1.4m, bringing it in line with the front elevation of porch and garage. Given it would not extend beyond the furthest forward building line, it would not appear overly prominent within the street scene. It would also include a continuation of the existing pitched roof across the front of the dwelling. The proposal is relatively small in scale and would be in keeping with the design of the original dwelling.

The single storey extension would be located adjacent to the shared side boundary with the attached dwelling, 90 Longmeadow Road. The adjoining elevation of this property is currently in line with the application dwelling therefore the extension would also project 1.4m beyond their building line. However, the edge of the closet window would be approximately 1.4m and it is not considered that the addition would have any significant effect on the outlook/levels of light currently enjoyed from this dwelling.

It would have no impact on the existing parking and access arrangement for the property and as such would not raise any highway safety concerns.

CONCLUSION

It is considered that the proposed small-scale front extension is of an appropriate design for the original property. There would be no significant impact on the visual amenity of area or the residential amenity of the neighbouring properties. 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.

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

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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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/04/2021	-	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

28 May 2021

Alan Kilroe
1 June 2021

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