

Regeneration and Economic Development Department

APPLICATION NO: 21/00227/FUL

APPLICANT: Mr & Mrs Paul O'Brien

WARD AFFECTED: Whitefield

DEVELOPMENT: SINGLE STOREY EXTENSION TO SIDE

LOCATION OF SITE: 32 Millbrook Crescent, Kirkby Park, Kirkby, L32 1TJ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

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:

None Required.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 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 is for the erection of a single storey side extension to the semi-detached property at 32 Millbrook Crescent in Kirkby. The proposal would provide a new storage room, utility room and extended kitchen/dining area. Plans as originally submitted proposed fencing to be erected along the side/front boundary of the site. However, due to concerns regarding the impact of the proposed fencing on the character and appearance of the street scene, this element has been removed from the proposal.

The proposed extension would sit in line with the principal elevation of the property and would extend approximately 3.3m at the side. It would measure 8.2m in length and would sit flush with the rear

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elevation of the property. The development would also have a hipped roof measuring 2.7m in height to the eaves, with a maximum height of 3.8m.

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. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the scale of the proposed development and proximity from surrounding neighbouring properties, it would not significantly affect the visual amenity of nearby residents.

HIGHWAYS

The existing level of parking at the property appears to be one space which is located to the side of the property. The proposal would remove this space for parking and therefore, a condition shall be attached to the permission which ensures that one parking space is retained within the curtilage of the property.

OTHER ISSUES

None.

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.

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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 first use of the extension hereby approved, an area of hardstanding in addition to that already existing within the property, shall be provided. The hardstanding(s) shall be laid out such that one car parking space measuring 5.0m x 3.0m is provided and retained as such thereafter. The car parking area 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.

Reason: To ensure that adequate on site vehicle parking facilities are provided in the interests of highway safety and amenity, and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/04/2021	-	-	LOCATION PLAN
27/05/2021	02	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Chloe Roberts

1 June 2021

Alan Kilroe
1 June 2021

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