

Regeneration and Economic Development Department

APPLICATION NO: 21/00720/FUL

APPLICANT: N SUTCLIFFE

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE / REAR EXTENSION

LOCATION OF SITE: 23 Foxshaw Close, Whiston, Knowsley, L35 3SP,

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:

Whiston Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 relates to a two-storey, semi-detached dwelling located on Foxshaw Close. The property currently has a single storey extension across part of the rear elevation and a detached garage along the side boundary. Permission is sought for the erection of a single storey extension to side and rear of the dwelling, including the removal of the garage.

The side extension would measure 1.57m in width, would be set back slightly from the adjoining front elevation and would have a total depth of 13.1m. The extension would project 8.1m beyond the original rear elevation and 5.6m beyond the existing rear extension. It would also wrap around part of the rear elevation so that this section has a total width of 3.15m. It would have a pitched roof with the eaves and ridge reaching 2.4m and 3.4m respectively.

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

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension 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

As the extension would be located to the side and rear it would be visible within the street scene. The scale of the extension would not appear out of keeping with the property and it would be set in from the side boundary, retaining access to the rear garden area. It would be finished with a pitched roof and the facing materials are proposed to match the original property. Overall, the design of the proposed extension would be appropriate for the host dwelling.

The extension would be set towards the side boundary with 22 Foxshaw Close. The original rear elevation of no.22 is set behind the rear of the application property, plus the neighbouring dwelling has an existing extension to the side and rear. As such the extension would appear to project approximately 4.3m beyond the adjacent rear elevation of no.22. The proposal would replace the existing detached garage along the common boundary, but instead would be set in approximately 0.9m from the boundary. The extension would not project any further than the existing garage and given the built form would be stepped in from the boundary, it is not considered that the proposal would detrimentally affect the existing amenity levels enjoyed by no.22. With regard to the attached property, 24 Foxshaw Close, the extension would be set over 5m from the common boundary and would have no significant affect on the outlook of this dwelling.

The area to the side of the property, plus the internally dimension of the garage proposed for removal, are not of a sufficient size to count as useable parking. Therefore, the proposed extension would not impact on the existing level of in-curtilage parking and would not raise any highways safety concerns.

CONCLUSION

The proposed extension would be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. 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 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.

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

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/09/2021	1469-01	-	LOCATION PLAN
01/03/2022	1469-02	Rev.D	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

1 March 2022

Alan Kilroe
2 March 2022

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

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