

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00140/FUL

**APPLICANT:** Mr Michael Gough

**WARD AFFECTED:** Swanside

**DEVELOPMENT:** ERECTION OF A PART SINGLE STOREY/PART TWO STOREY SIDE EXTENSION

**LOCATION OF SITE:** 41 Willoughby Road, Roby, L14 6XA

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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 5 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, end terrace on Willoughby Road, Roby. The property faces the bend in the road and the row of dwelling are set back from the highway by what appears to be a semi-circle service strip. The immediately surrounding area is residential in character and comprises a mixture of semi-detached and terrace style dwelling.

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The application seeks permission for the erection of a part single, part two storey side extension. The extension would project 3.35m beyond the side elevation. The ground floor element would measure 9.7m in depth, including a 1.25m projection beyond the front elevation. It would have a mono-pitched roof reaching 3.8m. While the first floor would be set back 1.65m from the ground floor level and 0.4m behind the adjoining front wall at first floor. It would comprise a hipped roof with the eaves and ridge reaching 5.3m and 7.6m respectively. The ground floor would also wrap around the front elevation for a width of 2m to create a porch.

## **POLICY CONSIDERATION**

The site is classified as an area for Primary Residential Development in 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**

The property sits within an almost triangular shaped lot, where the rear boundary significantly wider than the front of the site and as such the garden area wraps around the side of the dwelling.

The proposed extension would be located on the side of the property, plus a small forward ground floor projection. The extension has been designed to include a hipped roof to echo the main roof formation, with the ridge stepped down, plus the front elevation would be stepped back from the adjoining wall at first floor. The extension would therefore appear subservient and would not be overly prominent within the street, particularly given the setback from the highway. It is proposed in matching brickwork, tiles and UPVC. As such the design would be appropriate for the dwelling and the scale is also acceptable within this plot.

The extension would be located towards the side boundary with 43 Willoughby Road. The extension would sit to the side of No.43, however, as the adjacent dwelling sits almost at 90 degrees to the application property, the front elevation of the extension would face towards the side elevation of No.43. There appears to be one small window at first floor in this side elevation which serves the landing. While the side elevation of the extension includes bi-folding doors and a kitchen window at ground floor, plus one small first floor window for a dressing area. Given the layout, these openings face into the side garden for the property and towards rear boundary of No.43, as opposed to facing directly into the side of their garden. Therefore, the proposal does not raise any issues in terms of privacy or overshadowing. As the extension would be located towards the boundary with No.43, it would also have no significant impact on the amenity of the attached dwelling on the other side, 39 Willoughby Road.

The proposed seeks to create a master suit at first floor, which would increase the property to a four-bed dwelling. The Householder SPD states that the maximum parking standards for this scale of dwelling is 3 parking spaces. The area to the front of the dwelling is entirely paved and the proposed site plan indicates that it can accommodate three in-curtilage parking spaces. Therefore, satisfactory parking levels would be retained and as such the proposal would not raise any highway safety concerns.

## **CONCLUSION**

It is considered that the proposed extension is of an acceptable design and scale for the host dwelling. It would not unduly affect the amenity of the surrounding residents or the overall character 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:**

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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.

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 |
|---------------|---------|---------|------------------------|
|               |         |         |                        |
| 15/03/2021    | PL_01   | D       | PROPOSED PLANS         |
| 24/03/2021    | PL_02   | -       | PROPOSED SITE PLAN     |

## Informatives

Louise Everard

6 May 2021

Alan Kilroe  
6 May 2021

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|--------------------|-----------------------|---------------------|
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