

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00780/FUL

APPLICANT: Mr Paul Ellison

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A TWO STOREY REAR EXTENSION

LOCATION OF SITE: 35 Holly Bank Avenue, Roby, L14 7AG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a two storey rear extension.

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\21-00780-ful 35 holly bank avenue roby l14 7ag.doc

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The two storey extension would be pitched like the existing extension, and would not be readily visible from the street scene due to its location at the rear. As a result, the development will not adversely affect the street scene or character of the area. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 33, the extension would be set back around 6.1 metres from the rear property of 33. Therefore, whilst the extension would extend around 4 metres out, due to the distance between it and 33, no harm to amenity would result.

In relation to 37, the extension would be set back around 3.25 metres from the rear property of 37. Therefore, whilst the extension would extend around 4 metres out, due to the distance between it and 37, no harm to amenity would result.

In relation to the property directly at the rear, (Evington Drive), whilst the extension would be slightly less than 7 metres away from the rear boundary, it would be over 20 metres away from the main rear of the property on Evington Drive and although this is less than the 22m set out in the Householder Development SPD, given that the dwellings do not directly face each other it is considered that unacceptable harm would not be caused to amenity.

As a result, the proposal will not cause harm to the amenity of neighbouring properties.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local 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.

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\21-00780-ful 35 holly bank
avenue roby l14 7ag.doc

- 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/10/2021	SK2	-	Existing and Proposed Site Plan
28/10/2021	SK1	-	Location Plan
28/10/2021	04	-	Proposed Floor Plans
28/10/2021	03	-	Proposed Elevations

Informatives

N/A

Andrew Hunt

23 November 2021

Alan Kilroe
30 November 2021

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\21-00780-ful 35 holly bank
avenue roby l14 7ag.doc