

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00465/FUL

APPLICANT: Miss Suzanne Chu

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF A TWO STOREY FRONT EXTENSION INCLUDING BALCONY AND THE ERECTION OF A FRONT DORMER EXTENSION TOGETHER WITH THE REPLACEMENT OF WINDOWS TO FRONT ELEVATION

LOCATION OF SITE: 53 Ormskirk Road, Knowsley Village, Knowsley, L34 8HB

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 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.

PLANNING HISTORY

Several applications have been approved previously at the dwelling, however none are directly relevant to the application.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. No objections have been received.

ISSUES AND ASSESSMENT:

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

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PROPOSAL

The application is for the erection of a two storey front extension including balcony and the erection of a front dormer extension together with the replacement of windows to front elevation.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the two storey front extension is considered acceptable as it would not project any further forward than the dwelling. The scheme has been amended to set the proposed balcony back 1 metre and reduce the height of the balcony structure. This now ensures that the proposed balcony area is subordinate to the existing dwellings and its characteristic features (such as its triangular gables) are retained. The colours of the proposed materials are also acceptable.

A similar proposal (with a large central glass area) was recently approved at 27 Ormskirk Road, (21/00816/FUL – approved 03/12/2021). The dormer and balcony are now considered acceptable in design terms. Therefore, the proposal complies with para 7.2 of the Householder Development SPD. Overall, the Extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

In relation to properties either side of the dwelling, there would be no harm to amenity as the extension would merely infill an existing gap in the middle of the property. It would not project any further forward than the existing house. The balcony and dormer would not harm the amenity of neighbours due to their central position. Therefore, the application complies with Policy CS19 and the Householder Development SPD.

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.

- 3) The colour of the Aluminium surround shall be RAL 7015 (Slate Grey)

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

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

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and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/11/2022	06	Rev B	Proposed Ground Floor Plan
03/08/2022	01	-	Location Plan
09/11/2022	08	Rev B	Proposed 2 nd Floor Plan
09/11/2022	07	Rev B	Proposed 1 st Floor Plan
09/11/2022	09	Rev C	Proposed Front Elevation

Informatives

N/A

Andrew Hunt

16 November 2022

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

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