

Regeneration and Economic Development Department

APPLICATION NO: 22/00382/FUL

APPLICANTS: Mr Keiley

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF TWO STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 36 Greystone Road, Roby, L14 6UG

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

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.

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 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the construction of a two-storey side and rear extension to the property located at 36 Greystone Road, Roby.

The proposals seek to provide an enlarged kitchen and dining area together with utility and WC to the ground floor. To the first floor the proposal seeks to provide an additional bedroom and new bathroom to replace the existing.

RELEVANT PLANNING HISTORY

- 74/12408/HIST (alt ref: K/APP/12176): Erection of kitchen and dining room extension. Application withdrawn August 1990.

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POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG);
- Ensuring a Choice for Travel (2010); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (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 development comprises a two-storey side and rear extension. The proposed development would be set back by 3.3m from the principal elevation. Due to the orientation of the proposed side extension, it would span a width measuring 1.7m – 2.8m from the existing side elevation and span a depth of 6.4m wrapping around the existing house. The property is served by an existing stepped single storey rear extension. The proposed development would only extend 1m beyond the current stepped elevation and would sit in alignment with the existing single storey rear extension.

The Householder Development SPD is a material consideration for the purposes of determining this planning application and states that two storey side extensions should avoid creating a terracing effect between properties and recommends that either a 1m space between the extension and property boundary should be retained, or the front wall of the first floor of the extension would be set back at least 1m from the immediately adjoining front wall of the original dwelling. The proposals allow for a significant set back of 3.3m and as such would not result in the creation of a terracing effect.

The Householder Development SPD further states that the roof of the extension should normally be at a lower level than the original and should be consistent with the character of the property. The hip roof would measure 5.2m attaining a maximum height of 7.1m and would sit substantially lower than the existing ridgeline of the existing dwelling house and is therefore in compliance with the Householder Development SPD.

The proposed extension would be faced in materials to match the existing property and as such, the proposal is considered to be in keeping with the property and would not appear incongruous or

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inconsistent within the wider street. The design of the proposal is therefore acceptable and in character with the existing property and street scene in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The adjoining property at no. 34 currently benefits from a single storey rear extension which connects to the existing single storey rear extension at no. 36. The Householder Development SPD states that two storey extensions of up to 3m will normally be acceptable. The proposed two storey rear extension is set back by 2.7m away from the property boundary and measures 2.8m in depth from the existing rear elevation. Accordingly, this is within the parameters required by the Householder Development SPD and is not considered to result in adverse impacts to residential amenity with regards to this property.

In relation to no. 38, this property is currently situated in a corner plot and shares a diagonal property boundary with no. 36. The side elevation of no. 38 consists of 1 window located at ground floor and first floor levels neither of which serve habitable rooms. Due to the orientation of plots and the fact that there are no windows serving habitable rooms it is not considered that the side extension would have adverse effects on residential amenity in relation to this property.

HIGHWAYS

The property currently benefits from hard standing to provide space for 1 car parking space within the curtilage of the property. The property currently comprises of 2 bedrooms with the proposed works increasing the number of bedrooms to 3. The Council's guidance set out in Ensuring a Choice for Travel SPD advises that 2 spaces should be provided for 2 and 3 bedroom properties.

Whilst the proposals include the loss of land to the side of the property and number of bedrooms are increasing, due to the orientation of the property and the property boundary it would not be possible to park a vehicle at the side of the property.

Whilst the proposals are increasing the number of bedrooms, parking standards are the same for 2 bedroom and 3 bedroom properties. Accordingly, there would not be a material change in the number of parking spaces required by this development. It is therefore considered that there will be no adverse effects in relation to highways regarding the proposed development.

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 subject to conditions.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24.06.2022	22-05 L 100		LOCATION PLAN
24.06.2022	22-05 P100		PROPOSED FLOOR PLANS AND ROOF PLAN
24.06.2022	22-05 P101		PROPOSED ELEVATIONS

J Fleming
15.08.2022

Signed by
Mark Quinn
16.08.22

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