

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00797/FUL

APPLICANT: Miss Anne Williams

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 15 Evington Drive, Roby, Knowsley, L14 7AA

KNOWSLEY LOCAL PLAN ALLOCATION –

Sites Allocated for Housing 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)

H2 - Sites Allocated for Housing Development

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. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of single storey rear extension.

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

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POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policy 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. Part of the extension roof would be pitched like the main dwelling, however, part would be flat. Whilst this is different to the main dwelling, the extension would be located at the rear and therefore would not be readily visible from the street scene. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. 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 14, the extension would only extend around 3.6 metres at the rear. This is consistent with Para 7.4 which states that single storey rear extensions of up to 4 metres are usually acceptable in principle. Whilst 14 extends slightly less at the rear (by around 0.8 metres) the extension is over 3.7 metres away from the boundary. Therefore, there would be no harm to the amenity of 14.

In relation to 16, , the extension would only extend around 3.6 metres at the rear. This is consistent with Para 7.4 which states that single storey rear extensions of up to 4 metres are usually acceptable in principle. In addition no 16 extends slightly further at the rear which means that the extension would project less than 3.6 metres beyond 16. Therefore, there would be no harm to the amenity of 16.

The extension complies with the Householder Development SPD. Overall, 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.

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- 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
09/10/2021	dwg-01	-	Existing and Proposed Plans
09/10/2021	dwg-02	-	Proposed Plans
09/10/2021	dwg-03	-	Existing and Proposed Elevations
09/10/2021	dwg-04	-	Proposed Site Plan
09/10/2021	dwg-05	-	Location Plan

Informatives

N/A

Andrew Hunt

19 November 2021

Alan Kilroe

19 November 2021

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