

Regeneration and Economic Development Department

APPLICATION NO: 21/00579/FUL

APPLICANT: Mr Richard Eccleston

WARD AFFECTED: Prescott North

DEVELOPMENT: INSTALLATION OF 2 NO. VELUX WINDOWS TO REAR ROOF STRUCTURE

LOCATION OF SITE: 7 Maypole Farm Court, Knowsley, Knowsley, L34 9BD,

KNOWSLEY LOCAL PLAN ALLOCATION –

Article 4s - Knowsley Village Article IV

Conservation Areas - Knowsley Village Conservation Area

Green Belt - Green Belt

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ5 - Development in Conservation Areas

H5 - Development within Primarily Residential Areas

G7 – Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

TECHNICAL CONSULTATIONS:

Knowsley Parish Council - No Comments Received

Conservation & Design Officer - Advised that it would be more appropriate to match the larger size velux windows installed within the adjacent dwelling, rather than create more variety within the roof slope.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice and a Press Notice. 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:

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

PROPOSAL

The application seeks permission for the installation of 2 velux windows within the rear roof slope.

POLICY CONSIDERATIONS

The application property is located within a Primarily Residential Area, the Knowsley Village Conservation Area and the green Belt as allocated on the Local Plans Policies map. The windows would be a minor addition to the dwelling and would have no impact on the Green Belt. Therefore, the proposal would be acceptable in principle, subject to compliance with all relevant policies, including CS2, CS5, CS19 and CS20 of the Knowsley Core Strategy and policies DQ5, H5 and G7 of the Unitary Development Plan.

ASSESSMENT

The two velux windows would be located within the rear roof slope and are proposed as conservation style roof lights. They would be slightly smaller than those which have been installed within the adjacent dwelling, No.6. However, there would be very limited views of the proposed windows in relation to the neighbouring windows. Given the marginal size difference, it is not considered that the varied window sizes would appear out of keeping or have any significant impact on the surrounding conservation area.

The installation of the velux windows would not cause harm to the residential amenity of any of the surrounding dwellings.

CONCLUSION

The proposal is minor in scale. The design is considered acceptable, and it would not cause harm to the Knowsley Village Conservation Area, the Green Belt or the amenity of the surrounding residents. As such the proposal complies with relevant criteria of Policies CS2, CS5, CS19 and CS20 of the Core Strategy and saved Policies DQ5, H5 and G7 of the Knowsley UDP and can be 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 windows hereby approved shall be conservation style windows, details of which shall be submitted to and approved in writing by the Local Planning Authority, prior to their installation. The windows shall be installed in accordance with the approved details.

Reason: To preserve the character and appearance of the Knowsley Village Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/06/2021	3	-	PROPOSED REAR ELEVATION
24/06/2021	2	-	EXISTING AND PROPOSED FIRST FLOOR PLANS

Informatives

Louise Everard

24 November 2021

Signed by

Mark Quinn

25/11/2021

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