

Regeneration and Economic Development Department

APPLICATION NO: 22/00040/FUL

APPLICANT: Mr John Doyle

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY)

LOCATION OF SITE: 125 Dragon Lane, Whiston, L35 2UE

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

Primary Residential Development - Primary Residential 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)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 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 application relates to a semi-detached dwelling on Dragon Lane. The property has an existing conservatory to the rear which is proposed for removal and permission is sought for the erection of a single storey extension to the rear. The extension would project 4.5m beyond the original rear elevation and have a width of 5.5m. It would be finished with a dual pitched roof, with the eaves and ridge reaching 2.4m and 3.6m respectively.

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

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed extension would be placed to the rear of the property and therefore would not be visible within the street scene. The pitched roof design would be acceptable, and the finishing materials are proposed to match the original dwelling. Overall, the design of the extension would appear in keeping with the character of the property.

The extension would project 4.5m beyond the original rear elevation of the property. The Householder Development states that generally single storey extensions up to 4m in depth would be supported, while anything beyond this scale would need to ensure it would not encroach the 45 degree line from the nearest habitable windows within the adjacent properties, in order to preserve their amenities levels.

The attached dwelling, 123 Dragon Lane, has an existing single storey rear extension. As such the proposed will only project approximately 1.5m beyond the outer wall of the adjacent extension and therefore would have minimal impact on the outlook of this dwelling. The property to the other side, 127 Dragon Lane, is set in from the boundary and the closet open at ground floor is a doorway, with the kitchen window further along. The proposed site plan indicates that the extension would not encroach the 45 degree line from the kitchen windows and therefore would have an acceptable impact on the outlook of this room. The proposed extension would also be set in from the common boundary by a distance ranging from 0.8m to 1.5m. Given the compliance with the 45 degree rule, plus the arrangement with the boundary it is not considered that the extension would appear over bearing in relation to this dwelling and overall would adequately preserve the amenity levels of the surrounding properties.

CONCLUSION

The proposed rear extension is considered to be of an acceptable design and scale for the dwelling. Its addition would have no significant impact on the amenity of the surrounding residents or the character of the wider area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 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.

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

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
25/01/2022	L35 2UE/125/03	-	PROPOSED BLOCK PLAN, ROOF PLAN AND SITE PLAN
25/01/2022	L35 2UE/125/01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Louise Everard

11 March 2022

Alan Kilroe
21 March 2022

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