

Regeneration and Economic Development Department

APPLICATION NO: 21/00952/FUL
Hurst

APPLICANT: Mrs Michelle Hurst & Mr Andrew

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE / REAR EXTENSION

LOCATION OF SITE: 32 Westfield Avenue, Roby, L14 6UZ

KNOWSLEY LOCAL PLAN ALLOCATION –

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:

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 Westfield Avenue. The width of the site increases toward the rear and as such the south side boundary angles away from the property.

The application seeks permission for the erection of a single storey extension wrapping around the rear and part of the side elevation. The side extension would be set approximately 5.7m back from the front elevation and would measure 0.75m in width at this point. The side extension is proposed to fan out in width towards the rear, so that the side elevation would run parallel with the side boundary and the detached garage. The rear element would extend 3m beyond the original rear elevation of the property and would have a maximum width of 8.4m. The proposal would be finished with a flat roof, reaching 3.4m in height and would include a lantern roof light to the rear.

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 single storey extension, wrapping around the rear and part of the side elevation is considered to be acceptable for the property. The extension would be set back over 5m from the front elevation and therefore would not appear overly prominent on the dwelling or within the street. Given the layout, the side and rear elevation would come together at an angled point at the outer corner and would include a glazed feature in this section. The design of the extension would not appear out of keeping with the character of the dwelling and the facing materials are also proposed to match the existing.

The rear extension would adjoin an extension of a similar depth on the attached property, 30 Westfield Avenue. While the side and rear element would be set over 3m from the common boundary with 34 Westfield Avenue and would largely be screened from view by the existing garage along this boundary. As such it is considered that the single storey proposal would have no significant effect on residential amenity of the surrounding dwellings and residents.

The extension would be set back from the front elevation and would have no impact on the existing access or parking arrangements. The proposal therefore would not present any highway safety concerns.

CONCLUSION

The side and rear extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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.

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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
17/12/2021	32WA/SP02	-	PROPOSED SITE PLAN
17/12/2021	32WA/02	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

15 February 2022

Alan Kilroe
21 March 2022

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