

**REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT**

**APPLICATION NO:** 22/00083/FUL

**APPLICANT:** David Ward

**WARD AFFECTED:** Stockbridge

**DEVELOPMENT:** ERECTION OF SINGLE STOREY REAR EXTENSION

**LOCATION OF SITE:** 11 St Andrews Drive, Huyton, Knowsley, L36 8JF

**KNOWSLEY LOCAL PLAN ALLOCATION –**

Primary Residential Area

**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

**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 4 neighbours. 1 representation in support of the application has been received consisting of the following main points:

- I think it's a good idea with the house only being small it's creating more living space and is only going to enhance the house.

**ISSUES AND ASSESSMENT:**

**PROPOSAL**

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

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

## **POLICY CONSIDERATIONS**

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and 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. The extension would have a pitched roof like the existing main dwelling and would be proportionate to the main dwelling. 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 9, there would be no harm as the extension would only extend less than 1 metre beyond the rear conservatory of 9. The extension complies with para 7.4 of the Householder Development SPD as the extension is less than 4 metres in length. Therefore, there would be no impact on the residential amenity of 9.

In relation to 15, the extension would not cause harm to amenity as it would be located away from the boundary. The extension complies with para 7.4 of the Householder Development SPD as the extension is less than 4 metres in length. Therefore, there would be no impact on the residential amenity of 15.

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.

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

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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**

| <b>Date Received</b> | <b>Ref. No</b>                  | <b>Version</b> | <b>Drawing/Document Title</b>                     |
|----------------------|---------------------------------|----------------|---------------------------------------------------|
| <b>07/02/2022</b>    | <b>TQRQM2203610<br/>3538773</b> | <b>-</b>       | <b>Location Plan</b>                              |
| <b>07/02/2022</b>    | <b>01</b>                       | <b>-</b>       | <b>Existing and Proposed Plans and Elevations</b> |

### **Informatives**

N/A

Andrew Hunt

11 March 2022

Alan Kilroe

21 March 2022

| <b>Document Reference</b> | <b>Document Issue Number</b> | <b>Document Issue Date</b> |
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| <b>PS/DC/OP04/05</b>      | <b>003</b>                   | <b>23/9/02</b>             |

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