

Regeneration and Economic Development Department

APPLICATION NO: 21/00353/FUL

APPLICANT: MR & MRS STEPHEN CAIN

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 18 Middlehey Avenue, Knowsley, L34 0HZ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOACL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITRAY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Knowsley Parish Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 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 two-storey detached dwelling on Middlehey Avenue. The property currently has a fully glazed porch, with a hipped roof, on the front elevation. Permission is sought for the removal of the porch, to be replaced with a brick built single storey extension on the front, containing a porch and W/C. It would project 1.6m from the principal elevation, align with the side elevation and measure 4.3m in width. The design includes a mono-pitched roof with the eaves measuring 2.4m and the ridge reaching a maximum height of 3.2m.

POLICY CONSIDERATION

The site is identified as a primary residential area on the Local Plan Policies Map and a domestic development would be acceptable in principle within this location subject to compliance with all other

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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 single storey addition would replace the existing porch, creating a new porch and a ground floor W/C for the property. The proposal would not project any further than the current porch, but would increase the overall width, extending to the side elevation of the dwelling. The scale of the proposal is not dissimilar to the existing built form and would be acceptable on the property. The design includes a mon-pitched roof, which would appear in keeping and the proposal would be constructed in facing brickwork and tiles to match.

The single storey extension would be located approximately 2.3m from the shared side boundary with the property to the south, 20 Middlehey Avenue, whose driveway adjoins the boundary. While the boundary to the dwelling to the other side, 16 Middlehey Avenue, would be approximately 4m away. Given the limited scale of the proposal, in addition with the distance to the adjoining boundaries, it is not anticipated that the proposed extension would have any significant impact on the amenity of the neighbouring dwellings.

The existing level of parking would be retained and as such the proposal would not raise any highway safety concerns.

CONCLUSION

The single storey front extension is of an acceptable design and scale for the property. It would not unduly impact on the street scene or the amenity of the surrounding residents. 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 all match those of the existing building in type, size, colour and texture.

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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/04/2021	01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
24/04/2021	03	-	PROPOSED SITE PLAN

Informatives

None

Louise Everard

22 June 2021

Signed by

Mark Quinn

23 June 2021

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