

Regeneration and Economic Development Department

APPLICATION NO: 21/00715/FUL

APPLICANT: Mr and Mrs David and Jenine Cryle

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF A TWO STOREY REAR EXTENSION

LOCATION OF SITE: 87 Stockbridge Lane, Huyton, L36 3SB

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas -

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

Householder Development Supplementary Planning Document (SPD)

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 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 house on Stockbridge Lane. The proposal is for a part two storey part single storey extension to the rear of the house to comprise living room/space to the ground floor with a bedroom extension above. The ground floor would have a width of approximately 4.8m and a depth of 3m; the first floor would have the same depth and a width of 3.3m. The two-storey element of the extension would have a pitched roof hipped into the main roof of the house, whilst the single storey part of the extension, to the side of the two-storey element, would have a flat roof. The extension would have external walls of facing brick to the ground floor with the first floor being rendered. The pitched roof to the extension would be tiled.

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

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POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable and broadly in character with the existing dwelling and would be of appropriate size and mass. The midpoint of the nearest window on the ground floor of the adjoining house is approximately 3.4m from the party boundary with the kitchen door midpoint approximately 1.6m from the party boundary, whilst the extension would be in from the party boundary approximately 0.4m. As such, it is considered that the proposal would not impact detrimentally on the visual amenity of the occupiers of the neighbouring properties or cause loss of light or overshadowing to a significant level. The Householder Development SPD states regarding two storey extensions to the rear that two storey extensions of up to 3 metres will normally be acceptable and should normally have a pitched roof. The proposal complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP together with the Householder Development SPD.

HIGHWAYS

There are no highways issues raised by the application.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and does not raise residential amenity concerns, including overlooking or privacy concerns. The SPD notes that windows on two storey rear extensions should normally be restricted to rear elevations, to avoid overlooking of neighbouring gardens and dwellings, and the windows of the proposed extension are on the rear. As such, the application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP together with the Householder Development SPD.

CONCLUSION

The proposal is acceptable in terms of design and would not be detrimental to the visual and residential amenity of the occupiers of neighbouring properties or the wider area. The application complies with planning policies and is, therefore, 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted at first-floor level, in the side elevations of the extension hereby permitted.

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Reason: In the interests of privacy having regard to Policies CS2 and 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.

- 4) The tiles to be used on the pitched roof of the extension hereby permitted shall match those of the roof of the existing house 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

Date Received	Ref. No	Version	Drawing/Document Title
05/09/2021	AL-20-002	P2	Proposed Floor Plans
05/09/2021	AE-20-002	P2	Proposed Elevations
05/09/2021	AL-00-001	-	Location Plan

Lee Osborne

8 November 2021



9 November 2021

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

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