

Regeneration and Economic Development Department

APPLICATION NO: 21/00263/FUL

APPLICANT: Mr Stuart Cargill

WARD AFFECTED: Shevington

DEVELOPMENT: RETENTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 12 Horton Close, Tower Hill, Kirkby, Knowsley, L33 4JE,

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:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. As a result, 1 resident has raised an objection to the proposal, the reasons for which are summaries below.

- When originally built, the houses on Horton Close were built to close to the properties to the rear. It should be noted that a retrospective application was subsequently submitted and approved for the alerted layout, with PD rights removed.
- The extension is too near to their property and so invasive that they can see inside their property.

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 semi-detached dwelling, located at the end of Horton Close, Kirkby. Permission is sought for the retention of a single storey extension on the rear of the dwelling. It measures 2.5m in depth by 5.9m and spans most of the width of the dwelling apart from being set in from

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the adjoining boundary. It is finished with a mono-pitched roof, with the eaves and ridge measuring 2.2m and 2.9m respectively.

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 extension comprises a simple lean-to style design, across the rear of the dwelling. It projects 2.5m of the rear elevation and the roof reaches a maximum height of 2.9m. At the time of the application the extension was partially complete. It is proposed to be finished in facing brickwork, tiles and fenestration details to match the host dwelling. Overall, the design would be appropriate for the host dwelling and the scale is acceptable within the plot.

The extension is set just off the shared boundary with the attached dwelling, 10 Horton Road. A single storey extension with a depth of 2.5m would be considered acceptable along the boundary, without having a detrimental impact on the amenity of the adjoining dwelling. While the extension would be set in 2.8m from the boundary with the dwelling on the other side, 14 Horton Road and would have an acceptable impact.

With regards to the dwellings at the rear of the site, the extension retains a separation distance of over 16m to the rear elevations of facing properties and it is set approximately 7.5m from the shared rear boundary line. Given the extension is single storey, it is not considered that it would appear overbearing to these dwellings. Neither is it thought that the ground floor windows at this distance would unduly impact on the privacy levels of the adjacent dwellings.

The proposal would have no impact on the existing parking/access arrangements and would not create any additional parking needs. Therefore, the development would have no highways implications.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. Its retention would not be thought to harm 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 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 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.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/07/2021	RDS-HOR-FPEL-02	Rev.4	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

16 July 2021

Alan Kilroe
16 July 2021

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