

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 22/00194/FUL

**APPLICANT:** Balfour Beatty

**WARD AFFECTED:** Northwood

**DEVELOPMENT:** ERECTION OF A TWO STOREY SIDE EXTENSION AND ADDITIONAL SVP  
& SURFACE WATER DRAIN

**LOCATION OF SITE:** 20 Old Rough Lane, Northwood, Kirkby, Knowsley, L33 8XB

### **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 seeks planning permission for the erection of a two storey extension to the side of a semi-detached house on a corner plot fronting Old Rough Lane with Daleside Road to the side. The application also includes the demolition of an existing garage, however the garage has already been demolished. The extension would be set in from the front of the house 0.3m and extend back 6.2m to the rear elevation of the house with a width of 3.8m. The extension would have a pitched roof tied into the pitched roof of the house with the ridge 0.2m lower than the existing roof. The extension would comprise a garage to the ground floor with a bedroom and en-suite above. Just under one half of the front elevation is brick (the part adjoining the neighbouring house) with the rest rendered; the gable and rear are brick. It is proposed that the extension is rendered to all sides. The roof would be tiled to match the existing roof. The previous garage was set back 0.3m from the front of the house with a depth of 6.3m and a width of 3.9m.

#### **POLICY CONSIDERATIONS**

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The application complies with the above noted planning policies.

## **DESIGN, ACCESS AND CRIME PREVENTION**

The design of the proposed extension is satisfactory and in keeping with the character of the house. It is considered that the rendering of the extension would be acceptable visually. Whilst there is a setback of 0.3m from the front of the house there is no potential terracing effect due to the even without a setback due to the application site being a corner plot. There would be approximately 6m between the gable of the proposed extension and the Daleside Road boundary of the site to the side which is in keeping with advice in the Householder Development SPD which states that 3m is usually acceptable but that less can be with some shielding. The building line of Daleside Road would be respected, and the extension would not extend beyond it to any significant degree. The proposal as such would be acceptable in the street scene. The proposal would not be detrimental to the visual amenity of the neighbouring properties and the area in general. no crime or anti-social behaviour issues are raised by the proposal.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

## **HIGHWAYS**

The existing access would be utilised and the front garden area is paved providing parking for in excess of three cars plus the proposed garage space. No other highways issues are raised.

The application complies with Policy CS2 of the Local Plan and saved Policies H5 and H8 of the UDP.

## **RESIDENTIAL AMENITY**

The proposal is for an extension to a house in a residential area and raises no residential amenity issues and no privacy or overlooking concerns.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

## **CONCLUSION**

The proposed extension is acceptable in design and would not be detrimental to visual or residential amenities of neighbouring properties or the area in general. Sufficient parking would be available within the curtilage of the house and the existing vehicular access would continue to be used. The application complies with 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.

- 3) Notwithstanding any submitted information/details the external walls of the extension hereby permitted shall be rendered to match the existing render on the house, or the

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front shall be so rendered with the gable and rear elevations of facing brick to match the brick of the existing dwelling, and the roof tiled to match the roof of the existing dwelling.

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 June 2006.

## **SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                                                                 |
|----------------------|----------------|----------------|-----------------------------------------------------------------------------------------------|
|                      |                |                |                                                                                               |
| <b>30/03/2022</b>    | <b>-</b>       | <b>-</b>       | <b>LOCATION PLAN, SITE PLAN, SECTION AND EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS</b> |
| <b>29/06/2022</b>    | <b>EMAIL</b>   | <b>-</b>       | <b>EMAIL CONFIRMING EXTENSION WALLS TO BE RENDERED</b>                                        |

Lee Osborne  
29 June 2022

Alan Kilroe  
30 June 2022

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