

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00116/FUL

APPLICANT: Ms Rebecca Shanley

WARD AFFECTED: St Michael's

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, FIRST FLOOR SIDE EXTENSION, AND PART GARAGE CONVERSION

LOCATION OF SITE: 11 Fairway, Huyton, L36 1UA

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

Previous applications were approved at the property for a new store and utility room (74/02619/HIST – approved 15/09/1977) and the erection of a utility room extension to the rear of the existing garage (74/14134/HIST – 24/07/1992).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. 1 Representation has been received consisting of the following points:

- Support the application.

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

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of single storey side and rear extension, first floor side extension and part garage conversion*.

**The application has been amended to increase the set back of the first floor extension from 0.7 to 1 metre. However, this is a minor change and does not materially impact on neighbours, so no re-consultation is necessary.*

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 first floor side extension would have a pitched roof like the existing dwelling, and would now be set back from the front wall by 1 metre following amendments to the scheme. Therefore, the design complies with para 7.3 of the Householder Development SPD.

The single storey rear and side extensions are also compatible with the character of the existing dwelling. 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 impact from the two storey side extension as it would be on the opposite side of the property. The single storey rear extension would also only extend around 3.5 metres at the rear, which complies with para 7.4 of the Householder Development SPD.

In relation to 13, there would be no harm to 13 as the two-storey side extension would only affect non habitable room windows on the side of 13. The single storey rear extension would also only extend 3.5 metres at the rear, which complies with para 7.4 of the Householder Development SPD.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

In relation to parking, there are currently 3 parking spaces on the front drive of the property. Therefore, there would be sufficient parking available even with the part conversion of the existing garage.

Overall, there would not be harm in relation to highway safety from the proposal.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, or highway safety. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

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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 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

Date Received	Ref. No	Version	Drawing/Document Title
25/03/2021	100	Rev C	Existing Plans
11/04/2021	200	Rev D	Proposed Plans and Elevations
25/03/2021	300	Rev B	Location Plan

Informatives

N/A

Andrew Hunt

20 April 2021

Alan Kilroe

20 April 2021

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