

Regeneration and Economic Development Department

APPLICATION NO: 21/00071/FUL

APPLICANT: Jon Bleasdale

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT AND SIDE EXTENSION

LOCATION OF SITE: 39 Swanside Road, Roby, L14 7NJ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (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 7 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey front and side extension to the semi-detached property at 39 Swanside Road in Roby. The extension would provide a new office/study, pantry and extended kitchen area. The plans as originally submitted were amended to alter the design of the window proposed to the front elevation of the extension to ensure better consistency with the design of the existing windows on the main property. The internal layout of the extension has also altered slightly to propose a new office/study.

The proposed development would extend approximately 1.2m from the principal elevation of the property and would measure 4.3m in width to wrap-around to the side of the property. The extension would project 2.2m at the side and would measure 11.7m in length and would be flush with the rear elevation of an existing rear extension. The development would also have a hipped roof and as the ground slopes away slightly towards the rear of the property, the eaves height of the development

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would measure 3.1m at the front of the extension and 3.3m at the rear of the extension. The maximum height of the development would be 3.5m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN, ACCESS AND CRIME PREVENTION

The plans were amended to change the proportions of the window proposed to the front elevation of the extension so that it would appear more in keeping with the design of existing windows to the front of the property. The proposed development would also be rendered to match the existing property and would be in keeping with the scale and appearance of the property. The proposal would not adversely affect the character of the street scene and is therefore acceptable with regards to design. No crime or anti-social behaviour issues are raised by the proposed development.

RESIDENTIAL AMENITY

Impact on No. 37 Swanside Road

The proposal would sit adjacent to the shared boundary with No. 37 Swanside Road and next to the neighbour's single storey side extension. There are no habitable windows to the side elevation of the neighbour's extension and therefore, no privacy issues are raised by the new development. Given the scale of the proposal, it would not significantly affect the outlook or levels of light to the occupiers of No. 37.

Impact on No. 41 Swanside Road

Given the position and proximity of the proposed development to No. 41 Swanside Road, the extension would not be detrimental to the visual amenity of occupiers.

Impact on other properties

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would retain the existing level of parking at the property.

OTHER ISSUES

None.

CONCLUSION

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The proposal would be acceptable in terms of design, access, crime prevention, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/02/2021	A105	-	EXISTING AND PROPOSED SIDE ELEVATIONS
22/04/2021	TQRQM2102621 1942389	-	LOCATION PLAN 1:1250
29/01/2021	A102	-	EXISTING AND PROPOSED FIRST FLOOR PLAN
20/04/2021	A101	1	EXISTING AND PROPOSED GROUND FLOOR PLANS
21/04/2021	A103	2	EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS
29/01/2021	A104	-	EXISTING AND PROPOSED SIDE ELEVATION

Informatives

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Chloe Roberts

21 April 2021

Alan Kilroe
22 April 2021

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