

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00289/FUL

APPLICANT: Alex Crowney

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING GARAGE)

LOCATION OF SITE: , Knowsley, L35 3RW

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 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.

PLANNING HISTORY

None relevant.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours. No objections have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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knowsley l35 3rw.doc

The application is for the erection of a two storey side extension together with the erection of single storey rear extension (demolition of existing garage).

POLICY CONSIDERATIONS

The application fails to comply with Core Strategy policy CS19, UDP Policy H8 and the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the single storey rear extension is considered acceptable. The two-storey side and rear extension has a pitched roof like the existing dwelling and is set back by over 1m at first floor level. Therefore, there would be no harm to the street scene. Overall, the extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

In relation to 30 Pottery Close, the two-storey extension would be set away from the boundary whilst the single storey rear element would only project less than 3 metres at the rear. This is less than the 4 metres generally acceptable under the Householder Development SPD. The side extension would also take place on the opposite side from 30 and would not affect the living conditions of 30.

In relation to 28, there is a conservatory on the side of 28, however, this has a large glazed area at the rear and a window at the front. Therefore, even if there were some reduction in light and outlook to the side, there would still be sufficient light and outlook for this room. There are also no main habitable room windows on the side of 28 at first floor level. Therefore, there would be no harm to the amenity of 28.

PARKING

There would be sufficient space for 3 parking spaces in accordance with the council's parking standards.

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:

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.

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

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
07/062022	200	Rev C	Existing/Proposed Plans and Elevations and Location Plan

Andrew Hunt

4 July 2022

Mark Cawood

5.7.22

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

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