

Regeneration and Economic Development Department

APPLICATION NO: 21/00089/FUL

APPLICANT: Mr K Lindon

WARD AFFECTED: Cherryfield

DEVELOPMENT: DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND THE
ERECTION OF A TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 23 Joyce Walk, Field Lane Estate, L10 4YL

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 5 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 relates to a two-storey dwelling, on Joyce Walk. It is located at the end of a row of terrace properties and faces a communal car park to the front, with the river Alt running to the side of the site. The property currently has a single storey extension on the side elevation.

The application seeks permission for removal of the single storey element and replace it with a two-storey side extension. The extension would measure 4.9m in width by a depth of 8m and would be set back 1m from the principal elevation. It would contain a gable end roof with the eaves and ridge reaching 4.9m and 7m respectively.

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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 proposed two storey extension would be located to the side of the dwelling, replacing the existing single storey element. It would be set back 1m from the principal elevation and span the remaining 8m depth of the dwelling. It would measure 4.9m in width, which is a significant addition on the dwelling whose original width only sits at 4.4m. However, the property is positioned at the end of the terrace row, which runs at 90 degrees to the highway and therefore does not directly face the street. The dwelling also sits in a generous plot and these circumstances together with the 1m set back from the principal elevation, it is not considered that the extension would appear obtrusive or overbearing within the street. The design includes a gable end roof to echo the main roof, albeit the ridge line would sit lower, which would help to lessen the visual impact.

The extension would include four windows in the side elevation, bi-folding doors in the rear elevation and one first floor window within the front elevation. The finish is proposed in facing brickwork, tiles and UPVC detailing to match the main dwelling. There is no dwelling to the eastern side of the site, therefore the proposed windows in the side elevation would not raise any privacy concerns. The lack of ground floor windows within the front elevation was queried and it was confirmed that this section would sit directly behind the existing boundary wall for the property. As such this blank span of elevation would not be particularly visible and would not unduly affect the appearance of the property. Overall, design would not be out of keeping with the character of the area.

As the extension would be located to the side of the dwelling, it would have no impact on the attached property, 21 Joyce Walk. Additionally, the site is bounded by the river to the east and the car park to the front of the site. As such there are no dwellings adjacent to the proposed side location and the separation distance between the properties to the rear would be retained. As such the proposal would not detrimentally affect the amenity values of any surrounding residential property.

There is no direct vehicular access to the property, with one associated parking space being provided within the communal carpark to the front of the site. The proposed extension would increase the property from a two to a four-bed dwelling. In line with the Householder SPD, a property of such size would be expected to provide three in-curtilage parking spaces. Given the lack of vehicular access, there is currently no scope to create additional parking within the site, although there does appear to some availability for some street parking within the immediate surrounding area. While it is acknowledged the scheme would fail to comply with the parking standards, it should be noted that they are maximum standards, and it is not considered that the particular proposal would have such an adverse impact on the highway as to warrant a refusal.

CONCLUSION

The proposed two storey extension is considered to be of an acceptable design and scale for this location. It would not have a detrimental impact on the residential amenity of the surrounding residents or the overall character of the area. 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):-

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- 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
08/03/2021	190858B	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS

Informatives

Louise Everard

9 June 2021

Alan Kilroe
9 June 2021

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