

Regeneration and Economic Development Department

APPLICATION NO: 21/00485/FUL

APPLICANT: Mrs Michelle Jackson

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 59 Earle Avenue, Roby, L36 4JP

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace and Educational Land

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:

Network Rail - No comments received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 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 relates to a new build, detached dwelling on Earle Avenue, Roby. Permission is sought for the erection of a single storey extension partially wrapping around the side and rear of the property.

The side element would have a width of 2.5m and would be set back 3m from the front elevation. It would span the remaining depth of the dwelling, plus project an addition 3m beyond the rear. The extension would then wrap around part of the rear elevation, with the rear section having a maximum width of 9m. The works would be finished with a flat attaining a maximum height of 3.3m and would contain a lantern roof light within the rear portion.

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

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POLICY CONSIDERATION

The site is classified as Urban Greenspace and Educational Land in the Local Plan Policies Map. The area has since been built out as a residential development and 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 scale and design of the proposal are considered acceptable for the dwelling and within the site.

The property is located at the rear corner of the estate and the given the proposed layout of the extension, set 3m behind the principal elevation, it would not be visible within the wider street scene. The single storey addition would clearly be viewed as subordinate to the original dwelling, and it is proposed to be finished in materials to match. It would consist of a flat roof, with a lantern style roof light. While the flat roof would not be consistent with the main roof formation, given the limited views of it, it is considered acceptable within this side and rear location.

The proposed extension would be set in over 3m from the side boundary to the dwellings on either side. The single storey addition therefore would have no significant effect on the amenity of the surrounding dwellings.

The proposal would not impact on the existing access or parking arrangements and therefore would not raise any highway safety concerns.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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):-

- 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.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/06/2021	01.02	A	PROPOSED GROUND FLOOR
07/06/2021	01.04	A	PROPOSED ELEVATIONS

Informatives

Louise Everard

16 September 2021

Alan Kilroe

23 September 2021

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