

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00183/FUL

APPLICANT: Mrs Kelly

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION AND REPLACEMENT OF FLAT ROOF TO PITCHED ROOF TO FRONT AND SIDE

LOCATION OF SITE: 7 Melling Drive, Kirkby Park, Kirkby, Knowsley, L32 1TT

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 was publicised by letters sent to 6 neighbouring households. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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PS/DC/OP04/05	003	23/9/02

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The application is for the erection of a single storey rear extension and replacement of a flat roof with a mono-pitched roof to the front and side of a two-storey semi-detached house.

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 extension would have a mono-pitched roof, which would complement the existing pitched roof of the main dwelling and improve the appearance of the dwelling from the street, where similar mono-pitch roofs are already present on several neighbouring homes.

The size of the extension would also be proportionate to the main dwelling. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The development proposed raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not unduly harm the amenity of neighbouring properties given its location, limited size and single-storey design.

In relation to the adjoining dwelling (8 Melling Drive), there would be no harm to amenity as the extension would only extend 3m and is located well away from the shared boundary, on the opposite side of the dwelling.

In relation to the neighbour to the immediate south (6 Melling Drive), the extension would be close (around 0.7m) to the shared boundary although it would not cause harm to amenity given that it is single storey and would only extend 3m from the rear of the property. The neighbouring dwelling also already extends beyond the rear elevation of 7 Melling Drive, with the consequence that any impacts arising from a single storey extension to No 7 would be very limited.

The extension complies with para 7.4 of the Householder Development SPD as the rear extension is less than 4 metres in length. The roof alterations would also not harm the amenity of 6 Melling Drive.

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

CONCLUSION

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

RECOMMENDATION:

That Planning Permission be granted subject to the following conditions:-

- 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).

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PS/DC/OP04/05	003	23/9/02

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- 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
25/03/2022	2	A	Proposed Ground Floor Plan
25/03/2022	4	A	Proposed Elevations
25/03/2022	7	A	Location and Site Plans

Informatives

N/A

Andrew Hunt

26 April 2022

Mark Cawood

3 May 2022

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PS/DC/OP04/05	003	23/9/02

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