

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00140/FUL

APPLICANT: Mrs Laura Roberts

WARD AFFECTED: St Gabriels

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION AND THE
ERECTION OF A FIRST FLOOR REAR BALCONY

LOCATION OF SITE: Cherry Tree Cottage, Wood Lane, Huyton, Knowsley, L36 6EJ

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 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.

PLANNING HISTORY

There have been several previous planning applications, However, none are directly relevant to the current application.

TECHNICAL CONSULTATIONS:

Highways – Objection - any new access will need to ensure adequate visibility splays*.

*(*This element has now been removed from the proposals).*

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 33 neighbours. One objection has been received consisting of the following main points:

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

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- Our homes are already affected by this property as the trees encroach into our gardens suppressing light due to the height and not being growth controlled my garden has subsided due to this plus I have tree roots through the ground when it rains I have a stream running down and then to the left a substantial pond appears I think if this land is developed our houses would be severely affected worse than is at the moment

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of single storey rear extension and the erection of a first floor rear balcony*.

** The original application included an new amended access; however this element has been removed from the proposals.*

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 not be pitched like the existing main dwelling, however, it would fill in a corner of the main house and would be located at the rear, it would therefore not cause any harm to the street scene. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

The single storey extension would merely infill a corner gap in the existing property, would not be in close proximity to neighbouring properties and would be screened by trees.

In relation to the proposed balcony, this would be at least 29 metres away from any neighbouring property and so would not affect the privacy of neighbours.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

FLOOD RISK

Part of the wider site is within Flood Zone 2 and 3, however, all built development would be within Flood Zone 1.

HIGHWAYS

NPPF para 111 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

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The original application included a new proposed access, this was subject to an objection from the council's highways department who requested details of visibility splays. However, this element has been removed from the proposals. The single storey extension and balcony do not have any highway implications as the number of bedrooms will remain the same.

Therefore, there would not be harm to highway safety. Overall, the application is consistent with NPPF para 111.

OTHER CONSIDERATIONS

In relation to the existing trees causing issues such as loss of light, subsidence, flooding issues. This is an existing issue and would not be impacted by the proposed extension, which is a significant distance from any boundary.

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.

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
20/07/2022	249 - EX - 01	C	Existing Location and Proposed Site Plan
05/04/2022	249 - PL - 01	A	Proposed Floor Plans and Elevations

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

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Informatives

N/A

Andrew Hunt
21 July 2022

Alan Kilroe
25 July 2022

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