

Regeneration and Economic Development Department

APPLICATION NO: 21/00138/FUL

APPLICANT: Mrs Karen Worthington

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION INCLUDING THE RE-SITING OF EXISTING CONSERVATORY TOGETHER WITH THE CONVERSION OF LOFT INCLUDING THE ERECTION OF 1 NO. REAR DORMER EXTENSION

LOCATION OF SITE: 29 Edenhurst Avenue, Roby, L16 2LA

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Tarbock

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

Primary Residential Development - Primary Residential Development

Site of Biological or Geological Interest - Site Of Biological Or Local Geological Interest

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:

Arboricultural Officer – No objections received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours, one representation has been received stating that they have no objections to the proposal.

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 an end terrace house in a block of three on a no-through road part of Edenhurst Avenue, with Bowring Park golf course adjoining the site to the east. The application is for the erection of a single storey rear extension and the re-siting of an existing conservatory on the rear to the side together with the conversion of the loft including the installation of a rear dormer. The rear extension will utilise an existing rear extension. The extension will have a flat roof with projecting

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lantern rooflight in the centre and a parapet to the edge of the extension whilst the walls will match the existing dwelling. The extension will tie in with a rear extension on the adjoining dwelling and will project 4m approximately the same as the neighbouring property.

POLICY CONSIDERATIONS

The application complies with the planning policies noted above. The conversion of the loft including the change to the roof from hipped to a pitched roof and the installation of the rear dormer on its own would be permitted development under the terms of the GPDO 2015.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the rear extension is acceptable and would not be detrimental to the visual amenities of the neighbouring properties or the area in general and would have less impact on the outlook than the existing extension.

The conservatory relocation will not be detrimental to the visual amenities of the area given its location at the side of the property and the set back from the front of the dwelling.

Whilst it would be preferable to maintain the roof shape of the property as it is there would not be sufficient space to undertake the loft conversion and install the dormer. However, a gable to hip alteration could be undertaken under permitted development rights and with this consideration and the general location of the property it is considered that the proposals would not cause undue harm to the character of the area.

The proposal would not cause any crime or anti-social behaviour issues.

HIGHWAYS

The front of the property is hard-surfaced and provides parking for the dwelling. As such the application raises no highways issues.

RESIDENTIAL AMENITY

The application is for a rear extension, conservatory relocation and loft conversion with dormer to a house in a residential area. The proposed extension would project 4m which is approximately the same depth as the neighbour's rear extension and as such it is considered the extension would not cause undue harm to amenity. The dormer would introduce windows at a second floor level but they would not directly overlook and nearby windows and therefore this part of the development would not have an unacceptable impact on privacy.

OTHER ISSUES

There are trees within the golf course adjacent the boundary with the application site. An arboricultural impact study and method statement have been submitted. It concludes that the extension and conservatory will not impact on the trees and no special measures are required such as protective fencing, although does recommend measures to avoid potential root damage. The Council's Arboriculturalist has no objections.

CONCLUSION

The application is satisfactory with regard to visual and residential amenity impacts particularly taking the full back position into account. There are no highways issues. The application complies with planning policies and is therefore recommended for approval.

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
09/06/2021	10012-V1-XX-S-103	REV P2	PROPOSED ELEVATIONS
09/06/2021	10012-V1-XX-S-104	REV P2	PROPOSED FLOOR PLANS
20/02/2021	TQRQM21016173104942	-	LOCATION PLAN
23/03/2021	LTM0207.MS.01	-	Arboricultural Method Statement (Lally Tree Management: LTM0207.MS.01: 19/03/2021)

Lee Osborne

21 June 2021

Alan Kilroe
21 June 2021

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