

**Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00507/FUL

**APPLICANT:** Mr Hartley

**WARD AFFECTED:** Swanside

**DEVELOPMENT:** ERECTION OF SINGLE STOREY SIDE / REAR EXTENSION

**LOCATION OF SITE:** 49 Thingwall Lane, Roby, L14 7NY

**KNOWSLEY LOCAL PLAN ALLOCATION –**

Primary Residential Development - Primary Residential Development

**RELEVANT POLICIES**

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (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 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 is for the erection of a single storey side/rear extension to the semi-detached property at 49 Thingwall Lane in Roby. The proposal would provide a new study, utility room and extended kitchen/dining area.

The side element of the proposed extension would sit flush with the principal elevation of the property and would extend 1.9m at the side. The extension would measure 8.0m in length along the gable of the existing property to wrap-around with the rear element of the extension. The rear element would project approximately 3.0m at the rear and would measure 7.5m in width. The development would also have a hipped roof which would measure 2.8m in height to the eaves, with a maximum height of 3.8m.

**RELEVANT PLANNING HISTORY**

None.

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## POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

## DESIGN

The proposed extension would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The development would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

## RESIDENTIAL AMENITY

The proposed development would extend adjacent to the shared boundaries with 47 and 51 Thingwall Lane. These neighbouring properties also have side/rear extensions which sit adjacent to the boundaries with No. 49. The proposed extension would project 3.0m at the rear and would comply with the Householder Development SPD which generally supports single storey rear extension of up to 4m. Given the proposal's compliance with the SPD and its relationship with the neighbour's extensions, the proposal would not significantly affect the outlook or levels of light to nearby residents. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

## HIGHWAYS

The proposal would not affect the existing level of parking at the property.

## OTHER ISSUES

None.

## CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

## RECOMMENDATION:

That planning permission will 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.

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- 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**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                          |
|----------------------|----------------|----------------|--------------------------------------------------------|
|                      |                |                |                                                        |
| <b>16/06/2021</b>    | <b>A100</b>    | <b>-</b>       | <b>LOCATION PLAN AND EXISTING / PROPOSED SITE PLAN</b> |
| <b>16/06/2021</b>    | <b>A102</b>    | <b>-</b>       | <b>PROPOSED FLOOR PLANS AND ELEVATIONS</b>             |

### **Informatives**

Chloe Roberts

3 August 2021

Alan Kilroe  
5 August 2021

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