

Regeneration and Economic Development Department

APPLICATION NO: 21/00760/FUL

APPLICANT: Ms Kathrine Cormack

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE
ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 102 Sugar Lane, Knowsley, Knowsley, L34 0ES,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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:

Knowsley Parish Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice. No representations have been received.

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 a two-storey, semi-detached dwelling on Sugar Lane. The property has an existing lean-to style extension across the rear. Permission is sought for the erection of a two-storey extension to the side of the dwelling, plus a single storey addition to the side and rear of the dwelling.

The two-storey element would measure 3.25m in width by a depth of 7m. It would have a gable end roof, with the eaves and ridge reaching 4.8m and 7.5m respectively. The proposal would include a single storey element in front of this two-storey section, which would measure 0.5m in depth. It would align with the front elevation of the original dwelling and have a mono-pitched roof attaining a maximum height of 3.1m.

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The works would also involve a single storey extension to the rear of the two-storey element. This section would measure 2.5m in depth and would link into the side of the existing rear extension on the original dwelling. This section would also have a mono-pitched roof, reaching 3.6m in height.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. 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 two-storey side extension would be set back 0.5m from the adjoining front wall, while the ridge height would sit below the main roof line. Due to the design the extension would appear subservient on the host dwelling, and it would not result in any potential terracing affect, given there is no dwelling immediately adjacent to the side boundary. The single storey element in front of this would align with the principal elevation and the mono-pitched roof would be acceptable in appearance. The single storey extension to the rear would link into the existing rear extension, continuing the built form across the full width of the original dwelling plus the proposed side extension. Overall, the scale and design of the extension is considered appropriate, and the materials proposal would harmonise with the original dwelling.

The extension would sit to the side of the original dwelling, alongside the western side boundary which forms the rear boundary of 1 and 3 Ross Close. As such the proposal would have no real impact on the amenities of the attached dwelling, 104 Sugar Lane.

The proposed two-storey extension would sit parallel with the rear of 1 Ross Close. This dwelling appears to have a single storey rear extension across the width of the dwelling. The extension would sit approximately 19.5m from the rear elevation of the ground floor extensions, while a distance of around 22m would be retained to the first floor of the property. There are no windows proposed in the side elevation and therefore the extension would not raise any privacy concerns. Adequate distance would be retained to the rear of the properties on Ross Close, so as not to unduly affect their outlook and the proposal would accord with interface distances set within the New Residential Development SPD, which states that as a minimum 12m should be retained between a gable end and a principal elevation. Therefore, it is considered that the works would have an acceptable impact on the amenity values of the surrounding properties.

The extension would increase the total number of bedrooms from three to four within the property. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces. There is currently only one parking space to the front of the dwelling. The area to the side of the property is not available for parking and therefore the addition of the side extension would not reduce the parking provisions. The block plan indicates that one additional parking space would be provided at the front. While this would fall short of the parking standards, it should be noted that they are maximum standards. There also appear to be a certain level of on street parking, with significant verges to the front of the dwelling. It therefore is considered that the one additional parking space would be acceptable within this location and the development would not result in such a demand for parking that would be detrimental to the safety of the surrounding highway.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect 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.

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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.

- 4) No part of the development hereby permitted shall be brought into use until the area of hardstanding shown on drawing no 3234/A4; received on 23/09/2021; has been laid out in accordance with that plan. The hardstanding shall be made available for the parking of two cars at all times thereafter that the proposed development is in use.

Reason: To ensure adequate garaging/off street parking provision is retained and thereby avoid the harm to amenity, safety or convenience caused by on street parking and to comply with Policies T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/09/2021	3234/A4	-	BLOCK PLAN
03/11/2021	3234/A1	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

7 December 2021

Alan Kilroe

8 December 2021

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