

Regeneration and Economic Development Department

APPLICATION NO: 21/00705/FUL

APPLICANT: Miss Kelly Welburn

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR / SIDE EXTENSION

LOCATION OF SITE: 7 Larch Road, Roby, L36 9TY

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:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 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 extension to the side and rear of a semi-detached house in Larch Road, Roby. On the rear of the house is a single storey kitchen outrigger. It is proposed to rebuild the utility room and extend rearwards as far as the rear of the existing kitchen outrigger to form an L-shaped kitchen. The kitchen currently projects 2.1m and the extension to the side at the rear of the current utility room will extend that distance with a width the same as the existing utility room. The extension would therefore form the corner part of the L-shaped kitchen. The rebuilt utility room (to be incorporated into the kitchen extension) to the side will have a roof sloping up from eaves to the house and the kitchen outrigger will have a replacement sloping roof extended over the extension with two rooflights. The extension roof will drop at the rear of the slope, similar to a parapet behind the slope, as it will be beyond the elevations of the main two storey house. The roof of the extension will be 2.3m to eaves and 3.4m to the top of the roof slope. The rear ground floor of the house is of brick and the extension would be of brick to match, with the roof of tile.

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

The proposal would comply with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies, and the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable and broadly in character with the existing house. The proposed development is modest in size and providing a link between the existing kitchen outrigger and utility room. The neighbouring houses are situated at an angle to the application house and would look out onto that house and are on slightly higher land than the application site. The outlook of the neighbouring houses would not be detrimentally affected by this modest single storey extension, and the proposal would not be detrimental to the visual amenities of the area. The Householder Development SPD states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. Whilst the adjacent properties are in proximity to the application house and the party boundary, looking onto the party boundary, the proposal does comply with the Householder Development SPD and for the reasons noted previously it is considered that such an arrangement, as well as being policy compliant, is acceptable in this instance.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP and the Householder Development SPD.

HIGHWAYS

There are no highways implications.

RESIDENTIAL AMENITY

The proposal is for a small extension, forming the corner part of what will be an extended kitchen, to a house in a residential area and will not be detrimental to the residential areas of neighbouring properties or the area, including overlooking or privacy. The Householder Development SPD states that for side extensions, side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling. It is considered that although the extension would be in proximity to the rear of the properties adjacent which are angled towards the application house a condition stopping the installation of a window on the side elevation would be unreasonable in this instance as the remainder of the kitchen extension at the side could have a window installed as that is an existing structure without such restriction (an inner leaf to the wall here will be installed and sloping roof installed to the full depth of the existing side structure).

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP, and the Householder SPD.

CONCLUSION

The proposal would be modest in size and form the corner part of a kitchen extension, which will also utilise the existing utility room. The design of the extension is acceptable, and the proposal would not be detrimental to the visual or residential amenities of neighbouring properties or the area in general. The application complies with 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.

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

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) Notwithstanding any submitted materials details 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
01/09/2021	003	-	PROPOSED ELEVATIONS
01/09/2021	004	-	LOCATION PLAN
01/09/2021	002	-	PROPOSED FLOOR PLAN

Lee Osborne

17 November 2021

Alan Kilroe

17 November 2021

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