

Regeneration and Economic Development Department

APPLICATION NO: 21/00859/FUL

APPLICANT: Ms Elena Lloyd

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR WRAP-AROUND EXTENSION TOGETHER WITH DETACHED BRICK BUILT SHED TO FRONT ELEVATION

LOCATION OF SITE: 34 Springwell Avenue, Roby, L36 9AD

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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 7 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 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 relates to a two-storey, detached dwelling located on the corner of Springwell Avenue and Warbrook Road.

Permission is sought for the erection of a single storey extension which would wrap around the side and part of the rear elevation. The side element would measure 3.5m in width and would span the remaining depth of the dwelling. The extension would then project a further 2.2m to the rear and wrap around part of this elevation, approximate width 3.7m. It would have a dual pitched roof, with the eaves and ridge reaching 2.4m and 3.77m in height.

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The proposal also includes a small brick built shed, which would sit in front of the side extension. The shed would measure 2.5m by 1.6m and would have a flat roof attaining a height of 2.5m.

POLICY CONSIDERATION

The property sits within a residential estate and 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 proposed extension would wrap around the side and part of the rear elevation and the scale would be considered acceptable within the site. The blank front elevation would be located behind the existing 2.1m high brick wall which currently encloses the private side garden. Given its position, it's not considered that the blank elevation would unduly affect the visual amenity of the surround area. Overall, the design and scale of the proposed extension is considered to be appropriate and facing materials are proposed to match the original dwelling. The brick shed in small and scale and there would also be limited views of it behind the 2.1m boundary wall. As such its design and location are deemed acceptable.

Given the layout of the site it is not anticipated that the development would have any significant effect on the residential amenity of the surrounding properties and the proposal would conform with all the guidance set within the Householder SPD, in that respect.

CONCLUSION

The proposed extension and shed would be of an acceptable scale and design for the host dwelling. They would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. 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.

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.

SCHEDULE 1

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

Date Received	Ref. No	Version	Drawing/Document Title
11/11/2021	01.07	REV A	PROPOSED SHED ELEVATIONS
11/11/2021	01.02	REV A	PROPOSED FLOOR PLAN
11/11/2021	01.04	REV B	PROPOSED ELEVATIONS

Informatives

Louise Everard

7 January 2022

Alan Kilroe

10 January 2022

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