

Regeneration and Economic Development Department

APPLICATION NO: 22/00178/FUL

APPLICANT: Miss Danielle Ratcliffe

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY FRONT PORCH EXTENSION

LOCATION OF SITE: 28 Linnet Way, Tower Hill, Kirkby, Knowsley, L33 4DR

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 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 relates to a detached house at the end of a no-through road part of Linnet Way. The application is to remove the existing utility room to the side of the house and erect a single storey side extension comprising a shower room, utility room and extension to the kitchen together with a porch extension. The porch extension would be erected to the front of the current porch with a width of 2.2m, the width of the existing porch, and a depth of 1.2m giving a total depth of the porch as extended of 1.8m. The existing sloping roof of the porch would be removed, and the extended porch would have a hipped roof. The side extension would be 7.8m deep, the depth of the house including the existing porch, with a width of 2.3m. The extension would have a sloping roof which would slope down from the side of the house to eaves and also slope down to eaves at the front.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

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

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposals is satisfactory and would not be detrimental to the visual amenities of neighbouring properties or the area in general. Whilst there are high level windows along the side of the neighbouring extension these are already affected by the existing extension. Furthermore, the main glazing for this extension is to the end elevations and not the side. as such it is considered that the extension would not adversely affect the outlooks of properties. The proposal does not raise any crime or anti-social behaviour concerns.

HIGHWAYS

From the gable of the original house and the party boundary with the neighbouring house there is a distance of 2.5m. As the Householder Development SPD specifies that parking at the side of the house should be 2.7m the 2.5m cannot be considered a useable parking space, notwithstanding the existing extension. The front garden is hard surfaced and able to accommodate two cars and would continue to do so after the completion of the proposals. No other highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for a side extension and porch extension to a house within a residential area and raises no residential amenity concerns, and no privacy or overlooking issues are raised.

CONCLUSION

The proposed scheme is acceptable in design and would not be detrimental to the visual or residential amenities of neighbouring properties or the area in general, whilst there is sufficient space for parking. The application complies with planning policies and is therefore 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.

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 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 Policies CS2 and 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
23/03/2022	TQRQM2109608	-	Location Plan

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

	3113928		
11/04/2022	1	-	Existing and Proposed Elevations and Floor Plan.

Lee Osborne
10 August 2022

Alan Kilroe
11 August 2022

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