

Regeneration and Economic Development Department

APPLICATION NO: 21/00505/FUL

APPLICANT: Mr Neil Siner

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION AND THE
INSTALLATION OF 3 NO. VELUX WINDOWS TO EXISTING SIDE
EXTENSION

LOCATION OF SITE: 56 Twickenham Drive, Roby, L36 4QG

KNOWSLEY LOCAL PLAN ALLOCATION –

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 4 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 rear extension (demolition of existing conservatory extension) and the installation of 3 no. Velux windows on the existing side elevation of the dwelling at 56 Twickenham Drive in Roby. The proposal would provide a new lounge area.

The proposed extension would project approximately 4.0m from the main rear elevation of the existing property and would measure 7.0m in width to adjoin an existing detached garage on the site. The extension would also have a flat roof, which would measure 3.2m in height. The proposed works would also involve the installation of 3 Velux windows on the rear-facing roof slope of an existing single storey side/rear extension and new doors and glazing on the rear elevation of this extension.

RELEVANT PLANNING HISTORY

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

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74/12771/HIST - 56 TWICKENHAM DRIVE HUYTON :- ERECTION OF SINGLE STOREY EXTENSION TO SIDE OF DWELLING TO PROVIDE BEDROOM AND BATHROOM FOR HANDICAPPED PERSON. Granted permission 24 July 1990.

05/00377/FUL - ERECTION OF SINGLE STOREY SIDE EXTENSION (TO REAR OF EXISTING SIDE EXTENSION). Granted permission 25 May 2005.

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. As the extension would not be readily viewable from public areas, it would not be detrimental to the character of the street scene. The proposal is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position of the proposal, which would sit behind an existing single storey side/rear extension and its proximity to 54 Twickenham Drive, it would not be readily viewable from this property and would not adversely affect the amenity of residents.

56 and 58 Twickenham Drive are staggered in relation to one another and as a result, the main rear elevation of No. 56 sits in front of the rear elevation of No. 58. The Householder Development SPD generally supports single storey rear extensions of up to 4m, however, given the relationship between the properties the extension would extend more than 4m beyond the rear elevation of No. 58. Notwithstanding this, the extension would be set in approximately 2.5m from the shared boundary with No. 58 and it would be largely concealed from view by the detached garage, which sits towards the rear of the site and along this boundary. As such, it is considered that the outlook from No. 58 towards the proposed extension would not be significantly different than the outlook which currently exists because of the staggered relationship between the properties. Subsequently, the proposal is not considered to appear unduly overbearing in relation to this neighbouring property.

2 Sunningdale Close is located to the rear of the application site and is orientated at a right angle to No. 56. The proposed extension would be located approximately 5.2m away from the boundary shared with No. 2 and the rear windows of the extension would face towards the side of the neighbour's rear conservatory extension and garden. However, due to the existing fencing which runs along the boundary, outlook from the rear windows on the extension would be largely obscured and there is sufficient distance between the development and No. 2 so as not to give rise to any significantly adverse privacy issues.

It is considered that there are no other properties that would be affected by the proposal given their distance from development.

HIGHWAYS

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

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

OTHER ISSUES

None.

CONCLUSION

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

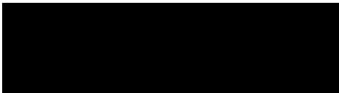
- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

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

Date Received	Ref. No	Version	Drawing/Document Title
16/06/2021	-	-	LOCATION PLAN
16/06/2021	01.02	-	PROPOSED GROUND FLOOR PLAN
16/06/2021	01.04	-	PROPOSED ELEVATIONS

Chloe Roberts
23 August 2021


23 August 2021

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

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