

Regeneration and Economic Development Department

APPLICATION NO: 21/00953/FUL

APPLICANT: MR & MRS FARGIN

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/00041/FUL
TO ALTER THE ROOF DESIGN

LOCATION OF SITE: 65 Walpole Avenue, Whiston, L35 2XX

KNOWSLEY LOCAL PLAN ALLOCATION –

Railway - Railway

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:

Whiston Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 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 proposal relates to a planning approval (19/00041/FUL) granted in March 2019 for the demolition of a conservatory and the erection of a single storey rear extension to a mid-terrace house on Walpole Avenue. The approved extension has dimensions of 5.24m wide by 3.6m deep and was to have had a pitched roof with a ridge height of 3.8m and height to eaves of 2.6m. The current proposal seeks to amend the roof to a sloping roof with an height to eaves of 2.4m sloping upwards to 3.6m just beneath the rear first floor windows of the house. Three rooflights are proposed to the roof to allow additional light to the extension. Other aspects of the extension are as previously approved.

POLICY CONSIDERATIONS

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

DESIGN, ACCESS AND CRIME PREVENTION

The revised roof design and overall extension is acceptable and would not be detrimental to the visual amenities of the neighbouring properties or wider area. The proposed revised extension would not impact adversely on the outlook of the neighbouring properties. No crime or anti-social behaviour issues are raised by the extension as amended.

HIGHWAYS

No highways issues are raised by the extension.

RESIDENTIAL AMENITY

The proposed extension as revised is to a house in a residential area and would not be detrimental to residential amenity or raise privacy concerns.

CONCLUSION

The proposed extension as revised is acceptable in design and would not be detrimental to the visual or residential amenities of neighbouring properties or the locality. The application complies with planning policies and the SPD and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) 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.
- 2) 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
17/12/2021	02/01/65	-	Proposed Floor Plan and Location Plan
17/12/2021	03/01/65	-	Proposed Elevations

Informatives

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Lee Osborne

11 February 2022

Alan Kilroe
11 February 2022

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

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