

Regeneration and Economic Development Department

APPLICATION NO: 21/00902/FUL

APPLICANT: Ryan Lam

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH DEMOLITION OF EXISTING CONSERVATORY (CROSS BOUNDARY APPLICATION)

LOCATION OF SITE: 212 Pilch Lane, Roby, L14 0JQ

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:

Liverpool City Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours.

There has been 1 letter of objection. The representations are summarised as follows:-

1. Dangerous near a school where my child and many other children attend.

The above objection is not relevant to the submitted planning application, which is for the demolition of a conservatory on the rear of a house and the erection of a single storey rear extension.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 is to demolish an existing conservatory on the rear of a semi-detached house and to erect a single storey extension across the rear of the house. The amended proposed extension would extend 5.6m across the width of the house and would be 4m deep (including the overhang of the roof across the rear of the extension). The extension would have a pitched roof, the ridge extending to 3m from

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ground level to just beneath the first-floor rear window. Two rooflights are proposed to either plane of the roof.

POLICY CONSIDERATIONS

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

DESIGN, ACCESS AND CRIME PREVENTION

The application as amended would be acceptable in design and would not be detrimental to the visual amenities of the neighbouring properties or the area in general, and outlooks would be acceptable. The application raises no crime or anti-social behaviour concerns.

HIGHWAYS

There are no highways issues raised.

RESIDENTIAL AMENITY

The application is for an extension to a house in a residential area and raises no residential amenity concerns with regard neighbouring properties or the locality, and there are no privacy issues.

CONCLUSION

The amended proposal is acceptable in design and would not adversely affect the visual or residential amenities of the neighbouring properties or the wider locality. The proposal as revised 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 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 the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order) no windows or openings shall be inserted in the side (south east) elevation hereby permitted other than shown on the approved drawings.

Reason: In the interests of privacy having regard to 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.
- 4) 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

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and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
	20-0100 101	A	Proposed floor plan and proposed elevations plus location plan.

Lee Osborne

11 February 2022

Alan Kilroe

11 February 2022

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