

Regeneration and Economic Development Department

APPLICATION NO: 21/00871/FUL

APPLICANT: Mrs Faye Siddell

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH
ERECTION OF SINGLE STOREY FRONT EXTENSION (AND DEMOLITION
OF EXISTING ORANGERY)

LOCATION OF SITE: 98 Campbell Drive, Roby, L14 7QQ

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 8 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:

RELEVANT PLANNING HISTORY

05/00138/FUL - ERECTION OF FIRST FLOOR SIDE EXTENSION. Granted - 30.03.2005

98/00456/APP - ERECTION OF TWO STOREY EXTENSION TO SIDE AND REAR OF DWELLING.
Granted - 14.01.1999

K/APP/11766 - ERECTION OF DINING ROOM EXTENSION TO REAR OF DWELLING. Granted -
26.10.1989

K/APP/9862- ERECTION OF KITCHEN AND GARAGE EXTENSION. Granted - 04.12.1986

PROPOSAL

The application seeks planning permission to demolish an orangery and to erect a single storey extension across the rear of a semi-detached house incorporating an existing 3m deep single story extension linked to the orangery. The proposed extension would be 7.7m wide with a depth of 4m. It

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

would have a height of 3.15m with a flat roof and lantern rooflight. It is also proposed to erect a small extension to the front to bring forward the recessed front of the dining room forward 0.625m in line with the porch and living room. The dining room forms part of a two storey extension to the side of the dwelling. There is an overhang to the dining room so no roof is required with regard this part of the proposal.

POLICY CONSIDERATIONS

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

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extensions are acceptable and would not be detrimental to the visual amenities of the neighbouring properties or wider area, and would not be detrimental to outlook. The application raises no crime or anti-social behaviour issues.

HIGHWAYS

The front area is fully hard surfaced and would allow parking for two cars. No other highways issues raised.

RESIDENTIAL AMENITY

The proposal is for extensions to a house in a residential area and raises no residential amenity issues, or privacy concerns.

CONCLUSION

The proposed extension is acceptable in design and would not be detrimental to the visual and residential amenities of the neighbouring properties or the locality in general. The proposal would comply 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 elevations of the extension hereby permitted other than those shown on the approved plans.

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.

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

- 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 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, , and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/11/2021	01.02	B	Proposed Floor Plans
17/11/2021	01.04	B	Proposed Elevations
17/11/2021	-	-	Location Plan

Lee Osborne

11 February 2022

Alan Kilroe

11 February 2022

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