

Regeneration and Economic Development Department

APPLICATION NO: 21/00865/FUL

APPLICANT: Mrs Gemma Davie

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 100C Dragon Lane, Whiston, L35 2UQ

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:

Whiston Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 seeks permission for the erection of a single storey extension wrapping around the rear and part of the side elevation. The extension would project 3m beyond the rear elevation and would measure 8.09m in width. The width includes a 2.14m project beyond the side elevation and it would also wrap around this elevation for a length of 3.3m. It would have a dual pitched roof with the eaves and ridge reaching 2.6m and 3.7m respectively.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to

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compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The single storey extension, wrapping around the rear and part of the side elevation is considered to be acceptable for the property. The extension would be set back over 5m from the front elevation and therefore would not appear overly prominent on the dwelling or within the street. The design of the extension would appear in keeping with the character of the dwelling and the facing materials are also proposed to match the existing.

The rear extension along the common boundaries would project 3m from the original rear elevation, plus that of the neighbouring dwellings. This scale of extension would be in compliance with the Householder SPD and would not be deemed detrimental to the outlook from the rear of these dwellings. The side element would be located towards the boundary with 100d Dragon Lane. There is a ground floor window with the side elevation of no. 100d, however it is set in approximately 2.5m from the shared boundary and like the application property there appears to be a secondary window for this room within the rear elevation. As such it is considered that the single storey proposal would not unduly affect the outlook or level of amenity enjoyed by the neighbouring dwelling.

The extension would be set back from the front elevation, such that the remaining driveway to the side would be of an adequate length to retain two parking spaces. The proposal therefore would not present any highway safety concerns.

CONCLUSION

The side and rear extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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) 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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/11/2021	L35 2UQ 100C 01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
15/11/2021	L35 2UQ 100C 03	-	PROPOSED SITE PLAN

Informatives

Louise Everard

18 January 2022

Alan Kilroe

18 January 2022

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