

Regeneration and Economic Development Department

APPLICATION NO: 21/00945/FUL

APPLICANT: Christiansen

WARD AFFECTED: St Michael's

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR WRAP-AROUND
EXTENSION

LOCATION OF SITE: 10 Heather Brae, Huyton, L34 1PT

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:

Prescot Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 16 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 relates to a two-storey, detached dwelling, positioned at the end of Heather Brae cul-de-sac. The application seeks permission for a single storey extension wrapping around part of the side and rear elevation of the property.

The side extension would be set back 2m from the front elevation and would measure 2.8m in width. It would span the remaining depth of the dwelling, plus project a further 3.37m to the rear. The extension would then wrap around part of the rear elevation, given the rear portion a total width of 9.4m. It would

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have a dual pitched roof, with the ridge positioned to the side reaching 3.8m, while the eaves would reach 2.2m.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to 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 proposed extension would wrap around the side and rear elevation, with the side element being set back from the front building line. The scale would be considered acceptable, and it would not appear unduly prominent within the street scene. The extension would consist of a pitched roof and the facing materials proposed would match the original dwelling. Overall, the design and scale of the proposed extension is considered to be appropriate for the host dwelling.

The side element would project towards the side boundary shared with 8 Heather Brae and would face towards the side elevation of this dwelling. Both properties are angled away from the boundary line and the side extension would be set just of the common boundary at the front, with the distance increasing to over 5m towards the rear. Given the layout it's not considered that the extension would have any significant effect on the amenity levels of the adjacent dwelling or any other surrounding properties.

CONCLUSION

The proposed extension would be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. 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
14/12/2021	P-100	-	PROPOSED PLANS
14/12/2021	P-200	-	PROPOSED ELEVATION

Informatives

Louise Everard

17 February 2022

Alan Kilroe

21 March 2022

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