

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00257/FUL

APPLICANT: Mr Kevin McFarlane

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 3 Holly Bank Avenue, Roby, Knowsley, L14 7AG

KNOWSLEY LOCAL PLAN ALLOCATION –

Housing Allocation

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)

H8 - Extensions and Alterations to Residential Properties

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a two storey side extension.

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

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POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policy H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. In relation to the two storey side extension, this would be set back over 1 metre from the main front wall in accordance with Para 7.2 of the Householder SPD.

The extension would also have a pitched roof like the existing dwelling. Therefore, the extension complies with the Householder Development SPD.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to the property to the East, the extension would take place on the opposite side of the property, therefore no harm to amenity would result.

In relation to the property to the south west, due to the differing orientation of the dwelling and the fact that the extension of 3 would be further forward. There would be no harm to the amenity of 108.

The proposal complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

There would be sufficient parking space for 3 cars at the property. Therefore, there would be no harm to highway safety.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is 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.

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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 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
28/04/2022	HOLBANK3/PD/01	-	Site Location Plan
28/04/2022	HOLBANK3/PD/03	-	Proposed Plans and Elevations
28/04/2022	HOLBANK3/PD/04	-	Proposed Site Plan

Informatives

N/A

Andrew Hunt
6 June 2022

Alan Kilroe
13 June 2022

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