

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00334/FUL

APPLICANT: Mr Matthew Lane

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE RETENTION OF A SINGLE STOREY SIDE AND REAR EXTENSION (RESUBMISSION OF APPROVED SCHEME REF: 21/00168/FUL TO AMEND PROPOSED ROOF FROM HIP TO GABLE)

LOCATION OF SITE: 80 Lyme Cross Road, Huyton, Knowsley, L36 8HA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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

A previous application for a two storey side and single storey rear extension was approved (21/00168/FUL – approved 16/6/21).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No objections have been received.

ISSUES AND ASSESSMENT:

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PROPOSAL

The application is for the erection of a two storey side extension together with the retention of a single storey side and rear extension (resubmission of approved scheme 21/00168/FUL to amend proposed roof from hip to gable).

As the extension is identical to the previous application approved last year and there is no change in circumstances, only the change to a gable roof will be assessed.

DESIGN, ACCESS AND CRIME PREVENTION

Para 7.2 of the Householder Development SPD states that *“Where the original dwelling has a hipped roof, the roof of the proposed extension should normally also be hipped”*. However, number 84 (the opposite end of the terrace) has a gable roof, therefore the gable roof would match the other side of the terrace. A change from a hip to gable is also now permitted development and therefore on balance there would not be significant harm to the street scene, particularly as the dwelling is an end property. Overall, the extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

RESIDENTIAL AMENITY

The change to a gable roof will not lead to any additional impacts on residential amenity. Overall, the extension is consistent with Core Strategy Policy CS19, and the Householder SPD.

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.

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.

- 4) Obscure Glazed

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No part of the development hereby permitted shall be used or occupied until the proposed first floor window on the rear elevation as indicated on drawing No.1B; has been glazed with obscure glass to level 4/5. The window shall be fixed shut/ top hung/bottom hung/ side hung and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy 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
06/062022	TQRQM2105419 5748047	-	Location Plan
30/06/2022	1	B	Existing and Proposed Plans and Elevations

Andrew Hunt

11 August 2022

Signed by

Mark Quinn

24/08/2022

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

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