

Regeneration and Economic Development Department

APPLICATION NO: 21/00492/FUL

APPLICANT: Mr Morgan Berry

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE / REAR EXTENSION AND FRONT PORCH EXTENSION (DEMOLITION OF EXISTING GARAGE)

LOCATION OF SITE: 70 Bowring Park Avenue, Roby, L16 2NJ

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:

PROPOSAL

The application relates to a traditional two-storey, semi detached dwelling, located on Bowring Park. The property currently has an attached, flat roofed, garage to the side. Permission is sought to remove this element and add a single storey extension, wrapping around the side and rear of the dwelling. It would also partially wrap around the front of the dwelling to create a porch.

The side extension would measure 2.8m in width by a total length of 11.1m. This includes a small 1.2m projection beyond the front elevation, which also wraps across a 2.4m width of the elevation to create the porch. The side element would span the depth of the original dwelling plus project an additional 4m

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to the rear. The extension would then wrap around the entire rear elevation of the dwelling. It is proposed with a hipped roof, with the eaves reaching 2.5m and ridge reaching a maximum height of 3.5m.

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 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 replace the existing detached garage to the side of the dwelling, wrapping around the side, rear and part of the front elevation. The addition will be visible within the street scene but given the single storey scale and the limited projection to the front, it wouldn't appear unduly prominent. The overall scale is considered acceptable for the dwelling and would appear subservient on the original property.

The proposal would include one window in each the front and rear elevation, plus bi-folding doors and two roof lights to the rear. The extension would have a pitched roof to reflect the main roof and the finishing is proposed as facing brickwork and concrete tiles to match the existing. The extension would be of an acceptable design and would not appear out of keeping with the character of the property.

The proposed side extension would be set along the shared boundary with 72 Bowring Park. This property also has a garage along this boundary and a single storey extension to the rear. As such the proposed extension would be mostly located to the side of No.72, with the rear projecting approximately 2m beyond the adjacent rear building line. As such the proposal would not significantly affect the outlook/level of light enjoyed by this dwelling. Similar, the attached property, 68 Browring Park, has an existing single storey rear extension, approximately 3m in depth. As such the proposed rear extension would only protrude 1m beyond the rear of the attached dwelling and have no real impact on the amenity levels of this dwelling.

The application includes the removal of the existing garage to the side of the property to make way for the extension, resulting in the loss of a parking space. The paved area to the front of the property would be retained and would provide one parking space. The extension would not increase the number of bedrooms in the dwelling, which would remain at 3 and therefore would not create any addition demand.

The householder SPD states that parking provision for a property of such size should be 2 in-curtilage spaces. The property would fall sort of this level of parking, however the standards as set in the SPD are maximum parking standards. It is also acknowledged that the street in which the property is located is of a substantial width, with wide verges and comfortably provides opportunity for on street parking. Given the character of the area it is considered that an undersupply within this location would not cause significant highway safety concerns

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm 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):-

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- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/06/2021	BOW-001	REV P1	EXISTING AND PROPOSED FLOOR PLANS
11/06/2021	BOW-004	REV P1	PROPOSED FRONT AND REAR ELEVATIONS
11/06/2021	BOW-005	REV P1	PROPOSED SIDE ELEVATIONS

Informatives

Louise Everard

6 August 2021

Alan Kilroe

9 August 2021

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