

Regeneration and Economic Development Department

APPLICATION NO: 21/00282/FUL

APPLICANT:

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 55 Easton Road, Roby, Knowsley, L36 4NY,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (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 4 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 is for the erection of a two storey side extension and single storey rear extension to the semi-detached property at 55 Easton Road in Roby. The proposal would provide a new store, W.C. and extended kitchen/dining area at ground floor level and a fourth bedroom at first floor level.

The plans as originally submitted have been amended to change the roof of the proposed two storey extension from a pitched roof to a hipped roof, so that it appears in keeping with the hipped roof of the existing property.

The proposed two storey side extension would be set back slightly from the principal elevation of the property and would extend approximately 2.2m at the side. It would measure 7.4m in length to form a wrap-around with the proposed single storey rear extension. The development would also have a

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hipped roof which would measure 5.5m in height to the eaves and 7.7m to the ridge. The rear extension would replace an existing single storey rear element and would project approximately 5.0m at the rear and would measure 7.4m in width. The extension would have a lean-to roof measuring 2.4m in height to the eaves with a maximum height of 3.8m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposal would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed side extension to No. 53 Easton Road, it would not be viewable from this property and would not adversely affect the amenity of occupiers. The proposed rear extension would extend 5.0m adjacent to the shared boundary with No. 53 and the neighbour's single storey rear extension. The neighbour's extension also projects approximately 5.0m adjacent to this boundary and as a result, it would sit almost in line with the proposed extension. Subsequently, the proposal would not significantly affect the outlook or levels of light to No. 53 and is acceptable.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four. The Householder Development SPD states that 4+ bedroom dwellings should provide a maximum of three in-curtilage car parking spaces. The area to the front of the property is entirely hard-surfaced and can accommodate a maximum of three cars. The existing level of parking is therefore sufficient and would comply with the Council's parking standards.

OTHER ISSUES

Refuse Storage

Whilst the area to the side/rear of the property would be removed to storey refuse bins, the extension would provide a store room to the front of the property which can be accessed from the driveway to store bins.

CONCLUSION

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The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/04/2021	-	-	LOCATION PLAN
08/06/2021	SL 002	B	PROPOSED PLANS AND ELEVATIONS

Informatives

Chloe Roberts

16 June 2021

Alan Kilroe
16 June 2021

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