

Regeneration and Economic Development Department

APPLICATION NO: 21/00168/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

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

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - High Risk Area

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

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:

Knowsley Parish Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 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 relates to a two storey, semi-detached dwelling, on Lyme Cross Road, Huyton. The eastern side boundary of the site runs at a diagonal from the front of the site to the rear, so that the

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dwelling sites within a triangular parcel of land. The dwellings to the east are rotated 90 degrees from the application property and face into a small ul-de-sac.

The application seeks permission for the erection of a two-storey extension to the side of the dwelling to create a small garage/storeroom and shower room at ground floor, plus a fourth bedroom and en-suite at first floor level. The extension would measure 3.3m in width by a depth of 6.3m. It would consist of a hipped roof, with the eaves and ridge reaching 5.4m and 7.7m respectively.

The application also seeks retrospective permission for a singles storey extension to the rear. It projects 3m and spans the width of the dwelling, plus an addition 1.2m projection beyond the side elevation. The outer corner of the extension is cut off to accommodate the diagonal boundary line. The rear section has a lean-to roof reaching a maximum height of 3.9m and the eaves measure 2.6m.

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 two-storey element of the proposal would sit entirely to the side the dwelling and would be set back 0.5m from the adjoining front elevation. It is proposed with a hipped roof to echo the original roof formation and it would also be stepped down approximately 0.6m from the main ridge height. As a result, this section would appear subservient on the host dwelling when view within the street.

The construction of the single storey element to the rear was complete last year under the impression that planning permission was not required. However, as the extension also projects an additional 1.2m beyond the side, the works does not constitute permitted development and the application was amended to include retrospective permission for this section. It includes a mono-pitched roof and currently only the small side projection is visible within the street, however this would be screened from views should the two-storey extension be constructed. The proposed side extension is proposed to be finished in facing brickwork, tiles and upvc details to match the original dwelling, while the rear section would be rendered. Overall, the design and scale would appear acceptable on this dwelling and the additions would not unduly affect the visual amenity of the arear.

The proposed extension would have limited effect on the amenity of the surrounding dwellings. With regards to the attached dwelling, 82 Lyme Close, only the rear extension would be visible and a single storey projection of 3m wouldn't be considered as detrimental to the amenity levels enjoyed by this dwelling. Again, a single storey projection of this depth would also be considered acceptable along the boundary with the dwelling to the other side, 78 Lyme Close.

The dwelling at No,78 sits at 90 degree to the application property and as such the two-storey side extension would affectively extend towards the side garage area of this dwelling. This section would align with the existing rear building line of the properties along Lyme Cross Roads, not bringing it any closer in this plane than the existing relationship. Only the very rear section of the extension, where attached to the existing dwelling would appear to sit within 45 degrees from the outer corner of No.78 and therefore it wouldn't raise concerns regarding overshadowing and wouldn't significantly affect the outlook from the nearest windows in the rear elevation, which would be set further in from the boundary. Given the angled boundary, the rear elevation of the side extension would face towards the garden area of No.78. However, it would not raise any privacy concerns as, the only window proposed at first floor would serve an en-suite and a condition could be attached to ensure this remains obscurely glazed.

The proposal would increase the total bedrooms in the property from three to four. The Householder SPD states that dwellings of this scale should demonstrate 3 in-curtilage parking spaces. However, there is

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currently no in-curtilage parking for the property. As there is an existing undersupply, it is not considered that the addition of one further bedroom would significantly affect the parking demand over the current situation and as such would have an acceptable impact on the highways network.

CONCLUSION

It is considered that the design of the proposed extensions would be acceptable on the host dwelling. The scale is appropriate and would not unduly affect the amenity of the surrounding residents or the overall character 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.

- 4) 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

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21/05/2021	1B	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS
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Informatives

Louise Everard

16 June 2021

Alan Kilroe

16 June 2021

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