

Regeneration and Economic Development Department

APPLICATION NO: 21/00130/FUL

APPLICANT: Mr Michael Doyle

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF A FIRST FLOOR SIDE EXTENSION

LOCATION OF SITE: 34 Alscot Avenue, Field Lane Estate, L10 0AL

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 6 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 is for the erection of a first floor side extension to the semi-detached property at 34 Alscot Avenue in Knowsley. The proposal would provide a fourth bedroom. The proposed extension would sit atop an existing single storey side extension and would be set back 1.1m from the principal elevation of the property. The extension would project approximately 2.6m at the side and would measure 7.0m in length. The development would also have a pitched roof which would measure 5.0m in height to the eaves, with a maximum height of 7.1m.

RELEVANT PLANNING HISTORY

17/00177/FUL - ERECTION OF TWO STOREY SIDE EXTENSION - Granted permission 18/05/2017.

POLICY CONSIDERATIONS

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

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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 proposed extension would be set back from the principal elevation of the property and the roof of the extension would sit below the main roof of the property. These factors together would ensure that the development appears subservient to the existing property and would not create a terracing effect with the adjacent neighbour. 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. The design of the proposal is also very similar to the first floor element of the two storey extension which was approved in 2017 under application ref. 17/00177/FUL.

Overall, the proposal 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 proposal to No. 36 Alscot Avenue, the development would not be viewable from this property and would not adversely affect the visual amenity of occupiers. Many of the properties along Alscot Avenue are designed to have long horizontal windows on the front elevation which serves a bedroom and narrow secondary first floor windows at either end of the gable wall (one to serve a bedroom at the front of the property and the other to serve a bathroom at the rear).

The interface distance between the first floor habitable windows on the gable walls of No's 32 and 34 does not currently comply with the required interface distances given in the New Residential Development SPD and the proposed first floor extension would sit adjacent to the shared boundary with No. 32 bringing the built form closer to the neighbour's secondary habitable windows on the gable wall. Given the existing relationship between the gable walls, there is already limited outlook and light provided to these windows. As they are also secondary habitable windows, the proposal is not considered to appear unduly overbearing in relation to these rooms and would not significantly affect the amenity of occupiers. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

On balance, the proposal is not considered to be detrimental to the amenity of nearby residents and it should also be highlighted that the application does not present a significantly different scheme than that approved in 2017.

HIGHWAYS

The area to the front of the property is currently entirely hard-surfaced and would be able to accommodate a maximum of three in-curtilage car parking spaces. The existing level of parking is sufficient for a four-bed property and would comply with the Council's parking standards.

OTHER ISSUES

None.

CONCLUSION

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PS/DC/OP04/05	003	23/9/02

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
03/05/2021	02	-	PROPOSED FLOOR PLANS AND ELEVATIONS
26/03/2021	RS_225_(2-)_A001	REV P01	LOCATION PLAN
26/03/2021	RS_225_(2-)_A003	REV P01	PROPOSED LOCATION PLAN

Informatives

Chloe Roberts

15 June 2021

Alan Kilroe
16 June 2021

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PS/DC/OP04/05	003	23/9/02