

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00325/FUL

APPLICANT: Mr Thomas Clarke

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND FRONT EXTENSION WITH
EXTENDED ENTRANCE CANOPY

LOCATION OF SITE: 4 Easton Road, Roby, Knowsley, L36 4PB

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 single storey rear extension was approved (20/00759/FUL - 16/02/2021).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

PROPOSAL

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00325 -ful 4 easton road
robby knowsley l36 4pb.doc

The application is for the erection of a single storey side and front extension with extended entrance canopy.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The front extension would project around 1.2 metres and would have a pitched roof like the existing dwelling. Therefore, the extension complies with the Householder Development SPD and Core Strategy Policy CS19. Overall, the design of the scheme is acceptable.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 6, the extension and alterations would not project significantly at the front and would be located away from the boundary. Therefore, there would be no harm to 6.

In relation to 2, the extension will not cause significant harm as no2 is orientated at a different angle away from no 4. In relation to the side door of the rear extension, there is another window at the rear of the rear extension which also allows light into this room.

The extension complies with the Householder Development SPD and Core Strategy Policy CS19. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

Parking

The extension would not result in loss of parking spaces as there is currently 1 space and this would be unchanged.

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.

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00325 -ful 4 easton road
robby knowsley l36 4pb.doc

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/06/2022	TQRQM2216510 1753143	-	Location Plan
08/06/2022	1	B	Existing and Proposed Elevations
08/06/2022	1	A	Proposed Plans and Side Elevations

Informatives

N/A

Andrew Hunt

16 August 2022

Signed by
Mark Quinn
16/08/2022

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00325 -ful 4 easton road
robby knowsley l36 4pb.doc