

Regeneration and Economic Development Department

APPLICATION NO: 22/00129/FUL

APPLICANT: Mr James O'Rourke

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, ALTERATIONS TO EXISTING SINGLE STOREY SIDE EXTENSION ROOF AND NEW GARAGE DOOR TO FRONT ELEVATION

LOCATION OF SITE: 61 Buttermere Road, Roby, Knowsley, L16 2NL

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 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 relates to a semi-detached house on a cul-de-sac extension of Buttermere Road. The house has an extension on the side with a parapet roof at the front and a sloping down from the house the depth of the extension comprising a kitchen extension and dining room. The proposal is for a single storey extension to the rear of the property together with a new roof to the side extension plus a front porch and canopy extended across the front of the side extension. It is proposed to change the existing side extension internally to provide a garage store at the front with W.C and small utility room behind; the remainder of the extension would be an extension to the kitchen, as would the proposed rear single storey extension.

The rear extension would have a depth of 2m and extend the width of the extended house. It would have a sloping roof sloping up to just below the first floor windows and three roof lights over the part of the extension adjacent the adjoining house, 63 Buttermere Road. Bi-folding doors would be installed on

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the rear leading into kitchen extension and 'snug' area. The roof would turn the corner and extend down the existing side extension and for a depth of 1.3m forward of the side extension to form a canopy. The front of the existing extension, which would form the store area would be replaced with a garage door to provide access for the store area. The porch would have a width of 2.4m and the depth would be the same as the canopy at 1.3m. The porch would have a pitched roof sloping up from both sides to the ridge which would be just below the first-floor window above.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The proposals are satisfactory in design and broadly in character with the existing house. The proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general and would not impact adversely on outlooks. No crime or anti-social behaviour issues are raised.

HIGHWAYS

No additional bedrooms are proposed and the driveway would maintain parking for two cars. No other highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension and porch / front canopy together with a new roof to an existing extension of a house in a residential area and raises no residential amenity issues or privacy concerns.

CONCLUSION

The proposals are satisfactory and broadly in character with the existing house. The proposals would not affect the visual or residential amenities of neighbouring properties or the locality and there would remain parking for two cars. The proposals comply with planning policies and is therefore 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) Notwithstanding any submitted details 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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/02/2022	004	-	Location Plan
28/02/2022	002	-	Proposed Ground Floor Plan
28/02/2022	003	-	Proposed Elevations

Lee Osborne

16 August 2022

Signed by
Mark Quinn
16/08/2022

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