

Regeneration and Economic Development Department

APPLICATION NO: 21/00439/FUL

APPLICANT: Ms Jenny Bentley

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION AND NEW ROOFLIGHT TO EXISTING PITCHED ROOF AT SIDE

LOCATION OF SITE: 55 Hever Drive, Halewood, L26 6LN

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:

Halewood Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours.

As a result, 1 letter has been received confirming they have no objections to the proposal.

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 two-storey, detached dwelling, located on Hever Drive. The application seeks permission for a single storey side and rear extension. The property currently has a single storey element to the side which was previously a garden and towards the front of the dwelling, aligning with the principal elevation. The proposal involves an additional side extension which would adjoin the rear of the existing structure and run the remaining depth of the original property. It would measure 2.3m in width by a depth of 4.8m and have a flat reaching 3.1m. The works also includes the addition of a roof light on the rear slope of the existing single storey side section.

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The rear extension is proposed to project 4.5m from the rear elevation and measure 8.1m in width. Again, it is proposed with a flat roof, reaching 3.1m and also include a 1.2m overhang to the rear.

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 proposed extension would be located to the rear of the existing single storey side section and to the rear of the dwelling. As such the proposal would not be visible within the street scene. The proposed extension would sit comfortably within the plot and would retain ample private amenity space for property.

The extensions are proposed with a flat roof and would be finished with render and grey aluminium frames on the windows and doors. The original property is of a red brick appearance but given the rear location, it is not considered that the alternative finish would have a significant effect on the character of the property or the surrounding area and likewise the flat roof design would be acceptable within this location.

The adjacent dwelling 1 Cresswell Close has a garage along the shared boundary and the layout is staggered so that the rear of no.1 is set behind that of the application property. This property also has a small extension on the rear. Given the layout, the proposed rear extension would not protrude past the main rear elevation of the dwelling.

Similarly, the dwelling to the other side, 53 Hever Drive, has an existing rear extension and the proposal would project a similar distance. The proposal would therefore roughly align with the existing rear elevations of both adjacent dwellings and wouldn't be considered to have a detrimental impact on the amenity of the dwellings on either side.

The proposal would have no impact on the existing parking/access arrangements and would not create any additional parking needs. Therefore, the development would have no highways implications.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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).

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- 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 detailed on the application form, as submitted on 25/05/2021.

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
25/05/2021	P02	-	PROPOSED GROUND FLOOR PLAN
25/05/2021	P01	-	PROPOSED SITE PLAN AND ROOF PLAN
25/05/2021	P06	-	PROPOSED SIDE ELEVATION
25/05/2021	P04	-	PROPOSED SIDE ELEVATION
25/05/2021	P05	-	PROPOSED REAR ELEVATION

Informatives

Louise Everard

21 July 2021

Alan Kilroe
21 July 2021

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