

<u>APPLICATION NO:</u>	22/00504/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	3 Gold Finch Close, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 3 Gold Finch Close, Halewood and is located in an area that is allocated as a Primarily Residential Area in the development plan. The property is a detached dwellinghouse and is brick facing on its front, side and rear elevations, with the exception of the front elevation of the first floor, which is white rendered with mock Tudor cladding. The application property features brown UPVC windows and doors on the front elevation whilst the rear elevation features white UPVC. The roof is served by brown, interlocking tiles.

The property benefits from a two-storey side extension and a single storey front extension.

Proposal

The application seeks permission for the erection of a single storey rear extension 1m high side boundary fence in the front garden.

The single storey rear extension would project 3.5m from the rear elevation and would have a width of 8.53m. The proposed development would be served by a hipped roof. The eaves of this roof would measure at a height of 2.73m and the highest point of the roof would measure at a height of 3.82m. The rear elevation would feature patio doors and a window. The roof would also feature 3 skylights.

Previously submitted plans saw the single storey rear extension being served by a mono pitched roof. However, after discussions with the agent, this has been amended to a hipped roof.

The application also featured a proposed 1m high fence to establish front boundary treatment. This has since been removed.

Consultations

Halewood Town Council - No Comments Received.
Cadent Gas Limited - No objections in principle.

Representations

This application has been publicised by letters sent to 5 neighbours.

There have been 1 letters of objection, 0 letters of support and 0 letters of comment,. The representations are summarised as follows:-

1 Goldfinch Close – objection – due to disruptions in visual amenity.

- In the residential area everything is open plan, we have been notified that we cannot have gates not fences on the property. So generally all houses in the area have either no barriers or hedges to border around the houses.
- This is consistent with no enclosed frontages by means of walls, fences, gates etc.
- If the fence were to be erected, it would stand out quite significantly as there is already a border between the properties of a small row of shrubbery/hedge.
- No immediate objections concerning the rear extension.

Planning History

APP. NO: 08/00005/FUL
PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION
DECISION: GRANTED
DECISION DATE: 13 March 2008

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles
 CS19 - Design Quality and Accessibility in New Development
 H5 - Development within Primarily Residential Areas
 H8 - Extensions and Alterations to Residential Properties

Article 35 Statement

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.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Design

The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The existing dwelling is brick facing on the front, side and rear elevations (with the exception of the front elevation of the first-floor which is mock Tudor rendering) The rear of the property features white UPVC windows and doors and the application property has tiled roofing. The proposed development would maintain this and be constructed in materials which are in keeping with what as is existing on the application property and would match the rear elevation. Therefore, the proposed development would accord with the requirements of Saved Policy H8 and the Householder Development SPD and would have an acceptable design.

Amenity

The Householder Development SPD states that rear extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

1 Goldfinch Close

No.1 is the neighbour situated to the north/north-east of the application site. No.1 is sited so the rear elevation of the property faces the rear garden and gable wall of the application property. There is an approximate interface distance of 8.5m. No.1 benefits from a side extension in the form a garage as well as a rear extension in the form of a conservatory. The proposed development would project 3.5m into the rear

from the application property and would therefore be seen from the rear elevation of no.1. However, given that no.1's rear view is already orientated to include the gable wall of the application property, this must hold weight in the determination of this application. A single storey rear extension, particularly at this scale, would not have a significantly harmful impact on the amenities of no.1. In addition, there is sufficient boundary coverage between no.1 and the application property in the form of timber fencing to screen the majority of the proposed development. It is considered, there is sufficient interface distance between the two properties to prevent the proposed development causing a detrimental adverse impact to the amenities of no.1. Furthermore, the roof of the proposed development has been amended from a pitched to a hipped roof, to reduce any obstruction of light or potential of overshadowing. Overall, it would be considered that the proposed development would accord with the Householder Development SPD and would not have a significant impact on the amenities or privacy of the occupants of no.1.

No.1 submitted representation, with the main concern in relation to the previously proposed timber fencing. This has since been removed from the application. With no issues or concerns in regard to the proposed rear extension and therefore it is considered that the proposal would not cause any harm to the amenity of the occupants of no.1.

5 Goldfinch Close

No.5 is the adjacent dwellinghouse which is sited to the west of the application site. The two properties are oriented in the same direction. No.5 is sited further back from the highway by approximately 3m. The proposed development would project 3.5m from the original rear elevation of the application property. This would be in accord with the parameters outlined in the Householder Development SPD and would not have a significant impact on the amenities or privacy of the occupants of no.5.

Highways

The proposed development would have no impact on the existing parking provisions of the occupants of the application site. The proposed development would have no adverse impact to the highway.

Cadent Gas Limited

Cadent Gas Limited were notified that a planning application had been submitted to the Local Planning Authority and responded by outlining the application site is situated in close proximity to medium and low pressure assets. No objections were raised by Cadent Gas Limited but an informative was submitted for the applicants attention (see below).

Conclusion

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 subject to conditions.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/05/2023	003	-	LOCATION PLAN AND BLOCK PLAN
12/08/2022	001	-	EXISTING ELEVATIONS AND FLOOR PLAN
03/05/2023	002	-	PROPOSED ELEVATION AND FLOOR PLAN

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

K Foster

Date:

10 May 2023

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – Site Photographs



