

<u>APPLICATION NO:</u>	23/00143/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	17 Clough Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF EXISTING CONSERVATORY AND ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 17 Clough Road, Halewood, and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is brick facing on its front, side and rear elevations, along with white UPVC openings and flat, grey, interlocking rooftiles. The property currently benefits from a rear conservatory.

To the South-West of the application property is a Primary School.

Proposal

The application seeks permission for the conversion of the existing conservatory to form a habitable room.

The proposed development would retain its existing projection of 3.89m but would see a slight increase in the footprint in the width; as existing it is 6.89m and would be extended to have a width of 7.62m.

This would be served by a dual-pitched roof, in which the eaves would measure 2.5m and the highest part of the roof would have a height of 3.89m. The rear elevation of the proposed development would feature bi-fold doors and the roof would contain 4 skylights.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

The neighbours were reconsulted on this application. The original description of the application did not include any increase in the footprint from the existing rear conservatory. As stated above, the proposal would see a small enlargement of the footprint. To resolve this, the description was updated to include the footprint increase from the existing to proposed and the neighbours were provided with a 10-day reconsult to reflect the change in description.

Planning History

APP. NO: 13/00053/PREAPP
PROPOSAL: PRIVATE AND CONFIDENTIAL
ERECTION OF SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL
KITCHEN AND LIVING SPACE
DECISION: LIKELY TO BE APPROVED
DECISION DATE: 1 July 2013

APP. NO: 13/00436/FUL
PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION
(EXISTING CONSERVATORY TO BE DEMOLISHED)
DECISION: GRANTED
DECISION DATE: 16 October 2013

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.

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

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.

Article 35 Statement

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.

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, with white UPVC openings and tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a pitched roof. The proposed converted rear extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that 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.

The proposal would largely be consistent with the existing in terms of footprint and would only see a moderate increase in the width, but no further projection from the rear elevation of the dwelling and would still be within the 4m parameters of the Householder Development SPD and therefore considered acceptable.

15 Clough Road

No.15 is the adjacent, detached dwelling, that is sited to the South-East of the application property. The original front and rear elevations sit in line with one another.

The proposed development would be in accord with the guidance of the Householder Development SPD.

There is also sufficient boundary treatment between the two rear gardens in the form of 1.8m timber fencing.

It is therefore considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of 15 Clough Road.

19 Clough Road

No 19 is the adjacent, detached dwelling, that is sited to the West of the application site. The front elevations of the two properties sit in line with each other. The rear elevation of no.19 is approximately 1.5m further than the original rear elevation of the application property. The existing conservatory projects approximately 2.5m beyond the rear elevation of no.19.

The proposed development would be in accord with the guidance of the Householder Development SPD.

There is also sufficient boundary treatment between the two rear gardens in the form of 1.8m timber fencing.

The proposed development would increase the width of the rear extension. This would see a projection closer to the property of no.19. This would not be considered to appear unduly dominant.

Overall, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of no.19 Clough Road.

Highways

The proposed development is to be sited at the rear and would not impact on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety.

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
31/05/2023	000	-	SITE LOCATION PLAN
31/05/2023	002	-	PROPOSED SITE PLAN
31/05/2023	101	REV C	PROPOSED FLOOR PLANS
31/05/2023	201	REV D	PROPOSED ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 26 July 2023

Informatives

- 0 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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

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Appendix 1 – Site Photographs



