

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00028/FUL **CASE OFFICER:** Andrew Hunt

WARD: Halewood South **PARISH:** Halewood
Town Council

LOCATION: 8 Broom Way, Halewood, Knowsley, L26 1XN

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION
TOGETHER WITH ERECTION OF A PART SINGLE STOREY AND
PART TWO STOREY SIDE EXTENSION AND FRONT PORCH
EXTENSION

Site Description

The application site is a Semi-detached house in a residential area. It is located at the corner of Broom Way. The site is bounded by residential properties to the north, west, and south with a grassed area directly to the east.

Proposal

The proposal is for the erection of a single storey side and rear extension together with erection of a part single and part two storey side extension and front porch extension.

Consultations

N/A

Representations

This application has been publicised by letters sent to 17 neighbours. 1 Objection has been received consisting of the following main points:

- Loss of light to our property.
- Concerned about the back extension being 2 storeys.

Planning History

None Relevant

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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H8 - Extensions and Alterations to Residential Properties

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

Character of Area

In relation to the two-storey side extension, this would be 3.57 metres wide compared to the 4.2 metres width of the existing dwelling. Whilst the extension would be relatively wide, the plot in which it sits is also wide and the extension could be accommodated without appearing cramped. The extension would result in there still being a gap of two metres to the boundary. This complies with the Householder SPD. The two-storey side extension would be slightly lower in height and setback at first floor level, appearing as a subordinate addition. The front porch extension would infill

an existing gap and would not project any further forward than the existing porch.

Neighbour Amenity

In relation to impacts on no 7. The rear single storey rear extension would only extend 3 metres. This is in accordance with the householder SPD which allows extensions of up to 4 metres. The two-storey side extension would not affect the amenity of 7 as it would be on the opposite side of the dwelling. The front porch would also not harm 7 as it would extend away from the boundary.

In relation to 22, the front of 22 would directly face the side extension, the side extension would be around 16.5 metres from the front of 22. This complies with the standard for a 12 metre distance to a blank gable. There is a small bathroom window proposed on the side of the two-storey side extension, however, this would not affect privacy as it would be obscure glazed. This can be secured via a condition. As a result, the side wall would in terms of its impact would be like a blank gable as there would be no privacy issues or intervisibility between the dwellings. There would be no two-storey extension at the rear, only a ground floor extension.

It is considered that there would be no harm to other properties as these would be located further away.

Overall, it is considered that there would not be significant harm to amenity.

Highways

NPPF para 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The dwelling would have 3 parking spaces which complies with parking standards for a 4-bed dwelling. As a result, there would be no harm to highway safety.

Conclusion

The proposal would be acceptable in relation to the Street scene, Neighbour amenity and highway safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Proposed Elevations – 07 - (received 22/01/2024).
- b. Proposed First Floor Plan - 06 - (received 22/01/2024).
- c. Proposed Ground Floor Plan - 05 - (received 22/01/2024).
- d. Proposed Block Plan - 04 - (received 22/01/2024).
- e. Location Plan – 00 - (received 22/01/2024).

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 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.

- 4) Obscure Glazing

The first floor side window hereby approved shall be –

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

Reason: In order to protect the privacy of neighbours.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **K Foster**

Date: **30 August 2024**

Informatives

N/A

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