

<u>APPLICATION NO:</u>	23/02672/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	36 Lower Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION		

Site Description

The application site comprises a semi-detached house on Lower Road with associated front and rear garden and attached garage to the side.

Proposal

The proposal is for a single storey extension to the rear of the house and a first-floor extension over the existing garage. It is proposed to convert the rear part of the garage to a W.C and utility room although this element does not require planning permission. It is also proposed to hard surface the front garden area for parking purposes.

The rear extension would have a width of 5.9m, nearly the full width of the house, and a depth of 2.8m. The extension would have a sloping roof and the external walls would be of slatted composite cladding coloured dark grey. The rear elevation would have sliding doors across. This can be erected as permitted development.

The first-floor extension would be over the garage. The extension would be set back 1m from the front of the adjoining part of the existing house extending to the back of the garage, giving a depth of 6.6m. The extension would be 2.5m wide, the same width as the garage, with the roof ridge approximately 0.5m lower than the roof of the existing house. The projecting part of the existing garage would have a roof sloping up to the first floor extension. The first floor extension would provide a bedroom and an extension to the existing bathroom.

Two parking spaces would be provided in the front garden area, with permeable surfacing.

Consultations

Halewood Town Council - No comments received.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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)

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

The application proposes extensions to a house in a residential area and the development is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design of the extensions is acceptable and would not be out of character with the existing house. The extensions would not be detrimental to the visual amenity or outlook of the neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highway Considerations

The existing garage does not have sufficient width to be considered a parking space. The proposal includes the provision of two parking spaces within the front garden area, which therefore would increase the current parking provision for one car on the drive to the front of the garage. With the proposal including an additional bedroom it is considered that the provision of an additional useable parking space is acceptable and would accord with policy. The proposal does not raise any additional highways issues.

The application complies with Policy CS2 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The application is to extend a house in a residential area and does not raise any residential amenity concerns. There is a first floor window on the gable of the neighbouring house, but this is a landing window and obscure glazed, and the proposal would not cause overlooking or loss of privacy.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposal is acceptable in design and would not be detrimental to the visual or residential amenities of neighbouring properties or the area in general. The proposal includes provision of an additional useable parking space and would not be detrimental to highway safety. The application complies with planning policy and is 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) The facing brick and tiles to be used on the extensions 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 Policies CS2 and 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. The parking provision shown on the approved Proposed Site Plan Parking Scheme drawing 1154-02-02-02 received 16.01.2024 shall be provided prior to first use of the first floor extension hereby permitted to which it relates. The parking area shall be hard surfaced in permeable material and shall be made available for its intended use at all times thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley replacement Unitary Development Plan adopted June 2006.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order) no windows or openings shall be inserted in the gable (south east) elevation of the first floor extension to the side of the dwelling hereby permitted.

Reason: In the interests of privacy having regard to Policies CS2 and 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/10/2023	1154-02-01-01	-	LOCATION PLAN
16/01/2024	1154-02-02-02	-	EXISTING AND PROPOSED SITE LAYOUT PLAN (PARKING SCHEME)
16/01/2024	1154-02-04-02	-	PROPOSED ELEVATIONS
16/01/2024	1154-02-03-02	-	PROPOSED PLANS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **23 January 2024**

Informatives

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

1. 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

Appendix 1 – Site Photographs