

Regeneration and Economic Development Department

APPLICATION NO: 21/00623/FUL

APPLICANT: Mrs Kristy Crowney

WARD AFFECTED: Halewood South

DEVELOPMENT: DEMOLITION OF EXISTING CONSERVATORY AND THE ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION

LOCATION OF SITE: 6 Mendip Close, Halewood, L26 1XU

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

NEIGHBOUR NOTIFICATION:

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

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 semi-detached property, within Mendip Close, Halewood. The property has a conservatory to the rear and permission is sought to remove this feature to make way for a single storey extension to the rear and side.

The extension would project 3.7m from the original rear wall of the dwelling and have a total width of 6.8m. This would span the rear elevation of the property, plus project a further 1.8m beyond the side elevation. It is proposed with a flat roof, which would attain a maximum height of 3m.

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

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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 scale of the proposed single storey extension is considered acceptable within the site. The extension would be attached to the rear of the dwelling but given the proposed width, it would also protrude 1.8m beyond the side elevation. As such it would be partially visible from the highway. The extension is proposed with a flat roof and although this would not reflect the main roof formation, only the small section of the extension would be viewed from the front, plus it would be set 8.1m behind the principle building line. As such it is not considered that flat roof design would unduly affect the overall character of the dwelling and the finishes are proposed to echo those within the original property.

The attached dwelling, 8 Mendip Close, is stepped forward of the application property and has previously been extended to the rear. As such the proposed extension would protrude 2.3m beyond the adjacent rear elevation of no.8. This depth of extension along a boundary line would be deemed acceptable in line with the Householder SPD and the amenity levels of the attached dwelling would be adequately preserved. The property to the other side, 4 Mendip Close is also staggered but sits behind the application property. As such the proposed rear extension would roughly align with the rear elevation of no.4 and therefore would have no significant affect on the outlook or level of amenities enjoyed by this dwelling.

The extension would not impact on existing parking arrangements, neither would it create any additional parking needs for the property. Therefore, the proposal would not raise any highway safety concerns.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect 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).

- 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.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/08/2021	2021-102	Rev A	PROPOSED SITE PLAN
31/08/2021	2021-201	Rev A	PROPOSED FLOOR PLANS AND ELEVATIONS
31/08/2021	2021-100	Rev A	LOCATION PLAN

Informatives

None

Louise Everard

3 November 2021

Signed by

Mark Quinn

4 November 2021

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