

Regeneration and Economic Development Department

APPLICATION NO: 21/00550/FUL

APPLICANT: Mr Thomas Alpin

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 59 Hever Drive, Halewood, Knowsley, L26 6LN,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

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

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 detached, two-storey dwelling, located on Hever Drive. The property currently has a detached garage to the side, plus a conservatory on the rear.

Permission is sought for the erection of a single storey extension wrapping around the rear and part of the side of the dwelling. The side element would join onto the rear of the existing garage and measure 2.7m in width. It would span the remaining depth of the dwelling, plus project an additional 2.8m beyond the rear building line. The extension would then wrap around the full rear elevation, having a total width of 11.1m. The existing conservatory would be removed to make way for the proposal.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The section to the side of the dwelling would have a lean-to roof, while the rear projection behind this section would have a gable end feature for a width of 5.5m. The remaining rear element would also have a lean-to roof. The eaves and the ridge on the proposal would reach 2.45m and 3.65m respectively.

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 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 proposed extension would adjoin the rear of the existing garage and wrap around the remaining side and the full rear elevation of the property. Given the location it would not be visible within the street scene and would not affect the appearance of the dwelling from the front. Overall, the scale and design of the proposal would be acceptable for the host dwelling, and it is proposed to be finished in facing brickwork, tiles and UPVC detailing to match the original.

The adjoining dwellings are staggered in layout. As such the property to the north, 57 Hever Drive, sits behind the application property and therefore the rear extension would not project beyond the rear elevation of this dwelling. The proposed side extension would be set just off the shared side boundary with the property to the south, 61 Hever Drive. This dwelling sits forward for the application dwelling but has an existing conservatory to the rear. As such the proposed side extension would sit alongside the conservatory and the proposed rear portion would project approximately 2m beyond its rear elevation. Given the limited projection beyond the adjacent rear building line of No.61, it is not considered that the single storey proposal would have any significant effect on the outlook or overall level of amenities enjoyed by this dwelling or any other surrounding dwellings.

The proposal would not impact on the exiting access or parking arrangements and therefore would not raise any highway safety concerns.

CONCLUSION

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

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- 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
25/08/2021	HDA-012	-	PROPOSED SIDE ELEVATION
30/06/2021	HVD-008	-	PROPOSED REAR ELEVATION
30/06/2021	HVD-003	-	PROPOSED GROUND FLOOR
30/06/2021	HVD-009	-	PROPOSED SIDE ELEVATION

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 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

Louise Everard

26 August 2021

Signe by
Mark Quinn
26/08/21

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PS/DC/OP04/05	003	23/9/02

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