

Regeneration and Economic Development Department

APPLICATION NO: 21/00241/FUL

APPLICANT: Paula Jones

WARD AFFECTED: Halewood North

DEVELOPMENT: SINGLE STOREY SIDE AND FRONT EXTENSION, TOGETHER WITH ALTERATIONS TO THE PORCH ROOF

LOCATION OF SITE: 8 Helston Avenue, Halewood, L26 7YG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (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 9 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 is for the erection of a single storey side and front extension, together with alterations to the porch roof, to the semi-detached property at 8 Helston Avenue in Halewood. The extension would provide a new study.

The proposed extension would replace an existing car port/canopy structure and infill the space between the front porch and an existing side extension. The development would extend approximately 2.7m from the side of the porch and would measure 3.6m in length along the side elevation of the property. The proposal would also have a lean-to roof which would extend across over the existing porch. The roof would measure approximately 2.2m in height to the eaves, with a maximum height of 3.4m.

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

Other alterations to the existing porch include a new door and glazing to the front and side elevations of the porch.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The proposed front/side extension would not extend beyond the existing car port/canopy structure (to be replaced by the extension) and would not be dissimilar to other such extensions in the locality. The development would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The proposal is not considered to be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposal to No. 6 Helston Avenue, the development would not adversely affect the visual amenity of the occupiers of this property. The extension would sit adjacent to the shared boundary with No. 10 Helston Avenue and next to a similar car port/canopy structure. As the main habitable property of No. 10 is set in from this boundary, given the scale of the development it would not significantly affect the outlook or levels of light to No. 10.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

Whilst the proposed development would replace a car port structure, this is too small to be considered a function parking area and therefore, the proposal would affect the existing level of parking at the property.

OTHER ISSUES

None.

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.

RECOMMENDATION:

That planning permission will be granted subject to the following condition(s):-

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

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- 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
18/03/2021	001.	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
18/03/2021	-	-	LOCATION PLAN

Informatives

Chloe Roberts

13 May 2021

Alan Kilroe
17 May 2021

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