

<u>APPLICATION NO:</u>	23/00060/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	51 Grassington Crescent, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 51 Grassington Crescent, Halewood and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application property is a semi-detached dwellinghouse and is brick built on its front, side and rear elevations, along with white UPVC fenestration and brown, flat, interlocking rooftiles.

Proposal

The application seeks permission for the erection of a single storey side extension. The proposed development would project out from the side elevation by 2.25m and would have a length of 7.3m. It would be served by a dual pitched roof. The eaves of the roof would measure at a height of 2.49m and the highest part of the roof would measure at a height of 3.64m.

The front of the proposed side extension would be set back 0.7m from the front elevation of the main dwelling and the rear of the proposed development would sit flush with the rear elevation of the existing dwelling. The proposed development would be served by a window on the front and rear elevations.

Consultations

Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

No relevant recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT
PLAN (ADOPTED JUNE 2006)**

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Design

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

The existing dwelling is brick built on the front, side and rear elevations with white UPVC windows and tiled roofing. The proposed development would include materials which are matching and keeping in with those found at application property. The proposed development would be served by a pitched roof, it would be set at a reduced incline in contrast to the steeper pitched roof of the original dwelling, however this would allow the application property to retain the existing window on the side elevation of the first-floor gable wall, as well as ensure there would be no detrimental impact on the neighbouring amenities or obstruction of light. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. The proposed development would be keeping within the guidance of the Householder Development SPD.

49 Grassington Crescent

No.49 is the paired, attached semi dwellinghouse of the application property. The front and rear building lines of no.49 sit in line with the application sites. The proposed development would be constructed on the east side elevation of the application property and would not project beyond the original, existing front and rear elevations of both no.49 and the application site. Therefore, it would not be readily visible to the occupants of no.49. Subsequently, the proposed development is in accord with the Householder Development SPD and would be considered as not having a significant impact on the amenities or privacy to the occupants of no.49.

51 Grassington Crescent

No.51 is the adjacent dwelling house to the east side of the application property. No.51 benefits from a conservatory to the rear of the property. The front and rear building lines of no.51 sit in line with the application site. The proposed development would not project beyond the original and existing front and rear elevations of both no.51 and the application site. Therefore, it would not be readily visible to the occupants of no.51. The gable wall of no.51 contains a window on the ground floor, which faces the gable wall of the application property. The proposed development would extend the side elevation of the application property and bring it closer to no.51. However, it is considered that this would not have a detrimental impact on the amenities or privacy of the occupants of no.51. Furthermore, given the lowered pitch of the roof of the proposed development, this would further mitigate any detrimental loss or obstruction of light. In addition, there is a door and a small window on the side and rear elevations of no.51 which would still provide light through and therefore not cause an unacceptable loss of light to the occupants of no.51. It is considered therefore, that the proposed development would be in accord with the Householder Development SPD and would not be considered as having a detrimental impact on the amenities or privacy of the occupants of no.51.

Highways

The property currently has one off-street parking space which would not be affected by the proposed development. As such, the proposed development would not result in adverse impacts to the public highway.

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 subject to conditions.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/02/2023	588171-01	-	EXISTING FLOOR PLANS AND ELEVATIONS. LOCATION PLAN
08/02/2023	588171-02	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

13 March 2023

¹ Reece Black

² Kevin Foster

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

Appendix 1 – Site Photographs









