

<u>APPLICATION NO:</u>	22/00130/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	52 Tavington Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	RETENTION OF SINGLE STOREY REAR EXTENSION (RESUBMISSION OF 21/00768/FUL)		

Site Description

The application relates to a semi-detached house and associated curtilage on Tavington Road, within a residential area of Halewood.

Proposal

The application is for the retention of a single storey extension to the rear of the semi-detached house. The extension projects 4m beyond the rear elevation and has a width of 5.1m. The extension has a flat roof with a lantern rooflight centrally sited, with the extension height similar to the extension on the adjoining property. The extension is similar to a previously approved scheme (21/00768/FUL) which proposed a sloping roof with three rooflights. The extension links in to the garage.

Consultations

Halewood Town Council - No Comments received.

Representations

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

Planning History

21/00768/FUL - ERECTION OF A SINGLE STOREY REAR EXTENSION. Granted: 30.11.2021.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The application site is for the retention of an extension to a house in a residential area and therefore the principle of the development is acceptable subject to design and amenity considerations.

Visual Amenity Considerations

The extension is on the rear of the property and is not visible within the street scene. The simple design is considered appropriate for the property and the scale is also acceptable within the site. The external walls are of brick. Overall, the design of the extension is in keeping with the character of the property.

The attached property, 50 Tavington Road, has an existing single storey rear extension and as a result the extension does not protrude past the adjacent rear elevation of this dwelling. With regards the dwelling to the other side, 54 Tavington Road, the extension is set in approximately 3.4m from the shared boundary and is partially screened by the garage. Considering the layout, the extension does not cause loss of outlook or harm to the visual amenity of any of the surrounding properties or the area in general.

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

Residential Amenity Considerations

The application is for the retention of an extension to the rear of a house in a residential area and is not detrimental to the residential amenity of neighbouring properties and does not cause privacy or overlooking issues.

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

Highway Considerations

The existing parking within the property is not impacted upon and no other highways issues are raised.

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

Conclusion

The application is for the retention of a rear extension adjacent an extension on the adjoining house and is acceptable in design and scale. The extension does not impact unduly on the amenities of the neighbouring properties or the locality in general and there are parking or highways issues arising. The application complies with planning policies and is therefore recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s): -

- 1) The development hereby permitted shall only be in accordance at any time with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/03/2022	WGT/03.22/001	2	EXISTING ELEVATIONS, EXISTING AND PROPOSED ROOF PLANS AND SITE PLANS
10/02/2022	WGT/02.22/011-A	-	PROPOSED GROUND FLOOR PLAN
10/02/2022	WGT/02.22/022	-	PROPOSED SIDE ELEVATION
10/02/2022	WGT/02.22/021	-	PROPOSED SIDE AND REAR ELEVATIONS
10/02/2022	WGT/02.22/023	-	PROPOSED SECTION
10/02/2022	-	-	LOCATION PLAN

Signed Case Officer: **Lee Osborne**

Signed Authorising Officer: **Alan Kilroe**

Date:

13/12/22

Appendix 1 – Site Photographs