

EGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00831/FUL

APPLICANT: Mr Sam Canavan

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF FIRST FLOOR SIDE EXTENSION , SINGLE STOREY FRONT EXTENSION TOGETHER WITH THE ERECTION OF A REAR DORMER EXTENSION

LOCATION OF SITE: 52 Arncliffe Road, Halewood, L25 9QQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

An application for a rear dormer and single storey rear extension was approved (10/00041/FUL – approved 28/01/2010).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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

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PROPOSAL

The application is for the erection of first floor side extension, single storey front extension together with the erection of a rear dormer extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. In relation to the first floor side extension, this would not be set back 1 metre, however it would be set back by one course of brick. Due to the fact the neighbouring property projects forward of 52, no terracing effect would result. The projection forward of the front garage is also considered acceptable due to the forward position of the neighbouring property (50). Therefore, the extension complies with the Householder Development SPD. In relation to the rear dormer this is considered acceptable, it would be lower in height than the existing building and due to the location at the rear will not be visible in the street scene.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 54, there would be no harm to amenity as the rear extension only projects around 3.6 metres from the rear of the dwelling. This is in accordance with the Householder SPD in which extensions of up to 4 metres are considered acceptable. The first floor side extension would also be on the opposite side of the dwelling. The front garage is also located away from the boundary. Therefore, there would be no harm to the amenity of 54.

In relation to 50, the first floor side extension would not harm the amenity of 50 as the side window on 50 is not a main habitable room window. The rear extension only projects around 3.6 metres from the rear of the dwelling. This is in accordance with the Householder SPD in which extensions of up to 4 metres are considered acceptable. The front garage would also not harm the amenity of 50 as 50 currently extends further forward than 52.

The proposal complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

In relation to parking there is an extensive driveway with 3 parking spaces. Therefore, the application complies with parking standards in the Householder SPD.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is recommended for approval.

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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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/04/2022	02	-	Proposed Plans and Elevations
21/02/2022	1	C	Location Plan
14/02/2022	10		Demolition Plan

Informatives

N/A

Andrew Hunt

29 April 2022

Signed by

Mark Quinn 29/04/2022

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