

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00380/FUL
Andrew Jiang

APPLICANT: Miss Lorraine Li And Mr

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A PART SINGLE, PART TWO STOREY, SIDE AND REAR
EXTENSION AND REAR ROOF WINDOW

LOCATION OF SITE: 2 Woodland Road, Halewood, L26 1XF

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. Following amendments to the description of the application, residents were re-consulted for 10 days. One representation has been received consisting of the following main points:

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- We are not confident that the extension could be built entirely within their land and may require our land to maintain
- The extension is too close and will block light from a side window at the rear of our home, there should be more of a gap between the properties.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a part single, part two storey, side and rear extension and rear roof window.

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. The application has been amended to ensure that the 1st floor side extension is set back from the front by 1 metre to avoid a terracing effect. This is in accordance with para 7.2 of the Householder Development SPD. Therefore, there would be no harm to the streetscene. The extension would also have a pitched roof like the main dwelling and overall, the design of the scheme is acceptable respecting the scale and appearance of the main dwelling. 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 4 Woodland Road, there would be no harm to amenity. Whilst the extension would be closer to 4 than the existing house, no material harm would result from this as there is no side window at first floor level. Whilst there is a rear window at the rear of 4 which also includes a side window element, even if the side part of the window were affected, there would be more than sufficient light and outlook from the remaining rear part of the window to ensure an acceptable level of amenity.

In addition, the extension would not extend any further to the rear than the furthest point of the existing property, (it would extend the rear of the property sideways). The proposed ground floor side window would also be obscure glazed which can be secured via a condition.

In relation to 6 Wood Road, the extension would be on the side away from 6 and would not materially impact on amenity.

The extension therefore complies with the Householder Development SPD.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

OTHER MATTERS

In relation to whether the extension can be maintained within the boundary of number 2, this would not be a planning matter but would be a civil matter between relevant parties. This is supported by the government's planning practice guidance which states that land ownership is not a planning matter.

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“Land ownership, including any restrictions that may be associated with land, is not a planning matter”.

The plans show the land within the curtilage of number 2 and the correct certificate has been signed, therefore, there is no further requirements on the applicant in relation to land ownership matters.

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.

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.

- 4) The proposed ground floor side window (shown on drawing no - 2WR/02A) shall be obscured glazed and retained as such hereafter.

Reason: In order to protect the privacy of number 4 Woodland Road and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/06/2021	2WR/02A	Rev A	Proposed Plans and Elevations
02/05/2021	2WR/01	-	Existing Plans and Elevations
02/05/2021	2WR/SP2	-	Site Plan
02/05/2021	2WR/SP01	-	Location Plan

Informatives

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N/A

Andrew Hunt

22 June 2021

Alan Kilroe

22 June 2021

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