

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00219/FUL

APPLICANT: Mr Lee Dolan

WARD AFFECTED: Halewood South

DEVELOPMENT: TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR
EXTENSION

LOCATION OF SITE: 228 Higher Road, Halewood, Knowsley, L26 9UE

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 10 neighbours. One Objection has been received consisting of the following main points:

- My Partner and I would like to know how close the proposed extension and any associated foundations will come to our boundary line.

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- One of the most important factor for us is the potential loss of light into our home via the hall and landing windows.
- We would also like to know what control measures are going to be implemented in regards to noise, dust, and debris that could fall onto our property and vehicles.
- Also how far the rear of the building extending out into the garden, therefore the possibility of more light reduction, we also have a greenhouse at the side of our property, and the growing capability will be reduced dramatically with less light. what is the intention for the boundary fence, which attached to our fence without our consent, and I wish to make it clear that scaffolding for this proposed development will not be permitted onto our property

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a two storey side extension and single storey rear 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 two storey side, this would be set back 1 metre from the main front wall in accordance with Para 7.2 of the Householder SPD.

The extensions would also have a pitched roof like the existing dwelling. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not cause unacceptable harm to the amenity of neighbouring properties.

In relation to 226, there are no main habitable room windows on the side of 226 that would be impacted by the proposed two storey side extension. It appears that the only side windows on 226 serve a landing and hallway which are not classed as main habitable rooms. Therefore, there would not be significant harm to amenity from loss of light from the two storey side extension. The single storey rear extension would only project less than 3 metres. This complies with the Householder SPD which generally allows up to 4 metres long extensions. As the extension is less than 4 metres, the extension does not need to be assessed against the 45 degree rule. Whilst there may be an impact on the greenhouse of 226 from a reduction in light, this is not considered significant enough to warrant refusal of the application as it would not cause significant harm to the overall residential amenity of 226.

In relation to 230, there would be no harm to amenity as the two storey side extension would be on the opposite side of the dwelling. The single storey extension rear would only project less than 3 metres. This complies with the Householder SPD which allows up to 4 metres. Overall, the proposal would not have an unacceptable impact on the amenity of 230's occupants.

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

PARKING

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There is sufficient space to accommodate 3 parking spaces (1 vertical and two side by side) at the property. Therefore, there is sufficient parking at the property.

OTHER MATTERS

In relation to boundary issues and foundations close to the boundary, this is not a material planning consideration and is covered by the Party Wall Act. In relation to noise and dust and debris, these would not be planning matters but would be a matter for any contractor to take reasonable steps to minimise. All development will to some extent, create noise and dust and therefore this would not be a valid reason to refuse a scheme.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/04/2022	101	Rev A	Proposed Plans and Elevations
13/04/2022	LP	-	Location Plan

Informatives

N/A

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Andrew Hunt
9 May 2022

Alan Kilroe
11 May 2022

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