

Regeneration and Economic Development Department

APPLICATION NO: 22/00185/FUL

APPLICANTS: M. Lloyd and J. Bore

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 4 Ashton Close, Halewood, L25 9AB

KNOWSLEY LOCAL PLAN ALLOCATION:

Urban Greenspace and Educational Land

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application proposal relates to the erection of a single storey rear extension to the mid-terraced property at 4 Ashton Close, Halewood. The proposal would provide an extended kitchen, dining and living area. The rear extension would project approximately 3.3m from the rear elevation of the existing property and would measure 8.09m in width partially connecting to the adjacent properties at no 3 and 5 Ashton Close. The proposals includes the provision of a new bifold door and window to the rear elevation and a pitched roof measuring 2.7m at the eaves with a maximum height of 3.16m and installation of two Velux windows.

RELEVANT PLANNING HISTORY

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

The site was previously identified as Urban Greenspace and Educational Land in the adopted Development Plan. Several planning applications have been submitted to the Council in relation to the construction of residential dwellings relating to the wider development site. The relevant planning applications include:

- 11/00444/FUL: Erection of 13 no. dwelling houses together with associated car parking, access, landscaping and public open space.
- 13/00723/FUL: Erection of 13 no. dwelling houses together with associated car parking, access, landscaping and public open space.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016)

The site is identified as land for Urban Greenspace and Educational Land. Following the approval of planning application 13/00723/FUL the site was developed to provide approximately 13 residential dwellings. As such, the extension proposed to an existing residential property in an area primarily used by residential development is acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The application as originally submitted lacked clarity over the final finishing and materials to be used on the proposed development. The Council requested additional clarity over the materials and final finish on the proposed works. The applicant submitted revised drawings which confirm that the side elevations will be built of brick to match the existing property with the rear elevation being rendered. These amendments are in keeping with the scale and appearance of the property and are therefore acceptable with regards to design. However, to ensure materials match the existing property a condition should be placed on the application to ensure the development responds positively to the appearance of the host property and neighbouring dwellings.

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RESIDENTIAL AMENITY

The adjacent properties at no. 3 and 5 Ashton Close extend approximately 0.9m from the current rear elevation at no. 4. The proposed development would be inset between the two properties and would therefore only extend approximately 2.4m beyond the rear elevation of both neighbouring properties. The Householder Development SPD generally supports single storey rear extensions of up to 4m. As such, the development is well within the parameters set by the Householder Development SPD. Given the scale of the extension and the design of the pitched roof towards the boundary of the rear elevation, it is not considered that the proposed development would appear unduly overbearing in relation to neighbouring properties nor would it significantly affect the outlook or levels of light to adjacent neighbouring properties.

HIGHWAYS

There is sufficient space within the curtilage of the property to accommodate at least two cars which would comply with the Council's parking standards.

OTHER ISSUES

None.

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 will 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
12/05/2022	TQRQM2213115 5329657	-	LOCATION PLAN

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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12/05/2022	TQRQM2213115 4808205	-	BLOCK PLAN
13/06/2022	001	D	EXISTING AND PROPOSED ELEVATIONS
13/06/2022	003	D	PROPOSED PLANS

J Fleming
13/06/2022

Alan Kilroe
14 June 2022

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

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