

Regeneration and Economic Development Department

APPLICATION NO: 22/00011/FUL

APPLICANT: Mrs Dorothy Graham

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 12 Sycamore Avenue, Halewood, L26 9XE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours.

As a result, 1 letter has been received, neither objecting or supporting the application.
The representations are summarised as follows:-

The height would block the sun from their garden

The extension is larger than they expected

It would devalue their property

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two-storey, semi-detached dwelling located on Sycamore Avenue. Permission is sought for the erection of a single storey extension to the rear and side of the dwelling.

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The proposed rear extension would be stepped and at the deepest point the extension would project 3.26m beyond the rear elevation, with this section having a width of 4.5m. It would then reduce down to a depth of 2.46m for a width of 2.6m and this section would include a 1.46m projection beyond the side elevation. It would have a hipped roof, with the eaves and ridge measuring 2.2m and 3.2m respectively.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The extension would be set behind the rear building line, with a small section projecting beyond the side elevation. The overall scale would be considered acceptable, and it would not appear unduly prominent on the property or within the wider street scene. The hipped roof proposed would appear acceptable and the facing materials would also match the original dwelling. Overall, the design of the proposed extension would be appropriate for the host dwelling.

The extension would be located along the shared boundary with 11 Scyamore Avenue. The proposal originally involved a total depth of 5.96m however this has since been reduced to 3.26m. The proposal as amended would conform with the guidance set within the Householder SPD, which generally permits single storey extension of 4m in depth. The extension would also be set in 1m from the other side boundary which adjoins the rear boundary of the properties on Hawthorne Avenue. Given the scale and layout, it is considered that the development would not unduly affect the residential amenity of any surrounding properties.

The proposal would have no impact on the existing parking or access arrangements for to dwelling and would not raise any highway safety concerns.

CONCLUSION

The proposed extension would be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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.

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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
08/01/2022	89938-01	-	LOCATION PLAN AND EXISTING ELEVATIONS / FLOOR PLAN
25/01/2022	89938-02	Rev.A	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

3 March 2022

Alan Kilroe

7 March 2022

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PS/DC/OP04/05	003	23/9/02