

<u>APPLICATION NO:</u>	22/00752/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	38 Tavington Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application property is located at 38 Tavington Road, Halewood and is located in an area that is allocated as a Primarily Residential Area in the development plan. It is a semi-detached dwellinghouse with brick facing on its front, side and rear elevations, along with white UPVC windows and doors and a brown, flat-tiled, interlocking roof. The property benefits from a built in-garage at the front of the property. The application site is in a building line of similar semi-detached dwelling.

Proposal

The application seeks approval for the erection of a single storey rear extension. The proposed development would project 3.51m from the rear elevation and would measure at a width of 4.86m. The proposed development would be served by a mono pitched roof, the eaves of this roof would measure at a height of 2.6m with the highest point of the roof having a height of 3.57m. The proposed development would also feature rear patio doors and two skylights on the roof.

Consultations

Halewood Town Council - No Comments Received.

Representations

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

Planning History

No recorded planning history.

It is important to note that the application property does not benefit from Permitted Development Rights. Under 02/00360/REM condition 7 prohibits any extension, enlargement (or external alteration) to any building forming part of the development hereby permitted, or a garage, car port or other building or enclosure erected within the curtilage of the site, without a specific planning permission having been sought and obtained beforehand.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This

means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

**KNOWSLEY LOCAL PLAN: CORE STRATEGY
SUPPLEMENTARY PLANNING DOCUMENTS**

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties
- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

Article 35 Statement

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.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and

- e) Adequate parking and garden space would remain in use by the residents of the extended property

Design

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and would have a pitched roof. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The proposed development is in accord with the Householder Development SPD.

40 Tavington Road

No.40 is the paired, semi-detached property of the application site. The front and rear elevations of no.40 sit in line with the application property. No.40 benefits from a rear conservatory which projects approximately 3m out from the rear elevation. The proposed development would not surpass the prescribed 4m projection limit outlined in the Householder Development SPD and is in accordance with this. There is also a boundary fence between no.40 and the application property which offers sufficient screening. The proposed development would not have an unacceptable impact on the amenities and privacy of no.40 and accords with the Householder Development SPD.

36 Tavington Road

No.36 is the other, adjacent, dwelling and is located to the south-west of the application site. The front and rear elevations of no.36 sit in line with the application property. The proposed development would not surpass the prescribed 4m projection limit outlined in the Householder Development SPD and is in accordance with this. There is also a boundary fence between no.36 and the application property which offers sufficient screening. The proposed development would not have an unacceptable impact on the amenities and privacy of no.36 and accords with the Householder Development SPD.

Highways

The property currently has the space for up to 3 off street parking spaces. The proposed development would not affect the current parking provisions at the application site and is sited to the rear of the property and subsequently, would not cause any obstruction to the highway. As such, the proposed development would not result in adverse impacts to the public highway and would be acceptable.

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 be granted subject to the following conditions:-

- 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
27/01/2023	BEE_037 A107	REV 1	LOCATION PLAN
27/01/2023	BEE_037 A106	REV 1	SECTION A-A
27/01/2023	BEE_037 A101	REV 1	PROPOSED SITE PLAN
27/01/2023	BEE_037 A109	REV 1	PROPOSED PLANS
27/01/2023	BEE_037 A108	REV 1	PROPOSED ELEVATIONS
27/01/2023	BEE_037 A110	REV 1	EXISTING/PROPOSED "OTHER SIDE ELEVATION"
27/01/2023	BEE_037 A111	REV 1	EXISTING SITE PLAN
27/01/2023	BEE_037 A102	REV 1	EXISTING FLOOR PLAN
27/01/2023	BEE_037 A104	REV 1	EXISTING ELEVATIONS
27/01/2023	BEE_037 A100	REV 1	ENABLEMENT PLANS
27/01/2023	BEE_037 A103	REV 1	ENABLEMENT ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 28 February 2023

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

¹ Reece Black

²XXXX

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Appendix 1 – Site Photographs









