

Regeneration and Economic Development Department

APPLICATION NO: 21/00474/FUL

APPLICANT: Mr Andrew Richardson

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 7 Dunacre Way, Halewood, L26 0XH

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 7 neighbours. No representations have been received.

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 an end terrace property on the corner of Dunacre Way and Wood Road. The front of the property and main entrance faces inwards, with the private rear amenity space adjoin the pavement along Dunacre Way.

Permission was originally sought for a two-storey side extension. However, given concerns over its prominence on the corner plot, the scheme was amended to a single storey extension wrapping around the side and rear of the dwelling.

The amended design would see the side extension aligning with the principal elevation and measure 3.5m in width. It would span the length of the original dwelling, plus an addition projection of 3.5m beyond the rear, resulting in the total length of 11.5m. It would then wrap around the rear elevation and

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have a total width of 7.3m. The extension would be finished with a hipped roof, with the eaves and ridge reaching 2.25m and 3.5m respectively.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in 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 proposed extension would wrap around the side and most of the rear elevation of the dwelling, with a small step in from the shared side boundary with 6 Dunacre Way. Given the property occupies a corner plot, both the side and rear elements will be visible from the adjoining highways. However, the scheme has been reduced in scale, and amended from two storey to a single storey in design. With regards single storey extension on corner plots, Knowsleys Householder SPD states that they should normally be set-in 2m from the side boundary and not exceed half the width of the existing dwelling.

The plans indicate that a minimum distance of 2.1m would be retained to the side boundary and over 8m would be retained between the extension and the rear boundary. Given the single storey nature and these distances it is not considered that the proposal would appear overly prominent within either of the street scenes. The extension would have a width greater than half the width of the original property but as it would sit at the end of the row of terrace properties, it is not considered that the single storey addition would appear unbalanced when viewed on the block of properties. The extension would have a hipped roof and is proposed in materials to match the original dwelling. Overall, it is considered that the scale of the proposal would be acceptable within the site and the design would appropriate for the original dwelling.

The proposed rear extension would be set just of the shared boundary to the attached dwelling, 6 Dunacre Way. A single storey extension projecting 3.5m beyond the rear elevation would be considered to result in an acceptable relationship with an attached property and would not cause significant harm to their amenity levels. While the side extension would be set approximately 10m from the boundary, with the dwelling to the front of the site, 122 Wood Road, and therefore would have no notable effect on their outlook/amenity.

The property currently has no parking within the site. The applicant has confirmed that the parking provisions are available within the communal car park, which is accessed further along Dunacre Way and has a walkway leading directly along the front of the property. There also appears to be some opportunity for on street parking within the vicinity. The proposed extension would increase the total number of bedrooms from two to three and according to the councils parking standards, a dwelling of this scale would be expected to provide two in-curtilage parking spaces. However, the existing property does not currently comply with the parking standards as there is no in curtilage parking spaces. Given there are provisions for parking within the surrounding area, in this instance it is not considered that the addition of one bedroom, would have a significant effect on the surrounding highway. As such the proposal would not raise any highway safety concerns.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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:

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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 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
16/08/2021	20016E/PL01	-	EXISTING AND PROPOSED FLOOR PLANS
16/08/2021	20016E/PL03	-	PROPOSED ELEVATIONS
30/08/2021	20016E/PL04	-	PROPOSED SIDE ELEVATION
25/08/2021	-	-	PROPOSED SITE PLAN

Informatives

Louise Everard

14 September 2021

Alan Kilroe

14 September 2021

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