

Regeneration and Economic Development Department

APPLICATION NO: 22/00331/FUL

APPLICANTS: Mr and Mrs Bell

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION
(DEMOLITION OF EXISTING CONSERVATORY)

LOCATION OF SITE: 16 Broom Way, Halewood, L26 1XN

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

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 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 proposed development relates to the construction of a single storey side and rear wrap around extension located at 16 Broom Way, Halewood.

As originally submitted the proposals sought to extend the side elevation in parallel to the principal elevation. The Local Planning Authority expressed concerns that the proposed side extension would have impact on residential amenity to the occupiers of no. 15 Broom Way. The Local Planning Authority have acted positively with the applicant to amend the proposals as originally submitted to reduce this impact and the revised proposals are now subject to consideration.

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

The side extension would be set back from the principal elevation by 2.8m and span a width of 2.4m to the property boundary at no. 15 and would include 1 window at the principal elevation. It would then project a total depth of 12.5m. It would be served by a pitched roof measuring 2.51m at the eaves and 3.32m at its highest point and include 2 velux windows.

The rear element is stepped in design so that it projects 4m – 6.7m from the original dwelling house and would include 2 fixed windows serving the rear elevation and 2 sliding doors serving the rear and side elevation respectively. The roof serving the rear extension is flat and would include provision for a roof lantern. The flat roof would measure 2.9m at the eaves and 3.31m at its highest point.

The proposals would provide a cake room and utility room located in the single storey side extension. The rear element would provide an open plan kitchen and dining room and play room to the rear. It would involve internal alterations to incorporate a WC.

RELEVANT PLANNING HISTORY

74/01192/HIST – 43 no 2 storey dwelling houses and garages – reserved matters conditions. Granted 3rd February 1976.

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 proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

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

Single Storey Side Extension

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

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The principal elevation of this aspect of the development proposals would be facing brick and UPVC window to match the existing features of the host dwelling. This is considered appropriate in terms of design regarding the character of the host dwelling.

The Householder Development SPD recommends that side extensions should normally have a pitched roof for aesthetic reasons. The proposed roof is therefore in compliance with the Householder Development SPD and the extension would not appear to be an incongruous feature upon the street scene.

It is considered that the proposed works relating to this aspect of the development respond positively to the appearance of the host dwelling and neighbouring properties and is therefore in keeping with the design characteristics of the street scene.

Single Storey Rear Extension

The rear element of the application proposals will comprise of mainly glazed units including 2 sliding doors and 2 windows in UPVC to match the existing windows and doors of the existing property. The existing materials of the property are of facing brick. The rear aspect of the development would be rendered and whilst this is not a typical feature found in the host property it is located at the rear of the application site and would not be visible from the wider street scene. As such, it would not have adverse effects on the character of the host dwelling, nor the wider street scene given its rear location and the use of render is considered appropriate.

The roof of the extension will be served by a flat roof incorporating roof lantern. Whilst the flat roof in terms of design would not be in strict accordance with the Householder Development SPD, the SPD allows for a degree of flexibility if it can be justified in design terms. The proposed roof with roof lantern would provide a modern and contemporary element to the building in terms of design and is therefore considered appropriate.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more than 4m from the rear elevation. A single storey rear extension beyond 4m or in circumstances where the application property has a rear elevation which is set back further than the rear elevation of the neighbouring dwelling will only be permitted if it does not breach the 45 degree rule.

Effect on no. 15 Broom Way

The Local Planning Authority expressed concerns that the application as submitted would breach the 45 degree rule in relation to the principal elevation of the property and its neighbours at no. 15. The applicant submitted revised proposals allowing for a set back of 2.4m and relocating the play room to the rear of the development.

The set back ensures that the 45 degree rule is not breached at the principal elevation and is therefore considered acceptable. The property at no. 15 has been extended by way of a single storey side and rear extension. Due to the orientation of buildings along the street scene whilst the property would extend 6.5m it would be set in from the rear elevation of no. 15 and is therefore not considered to result in adverse impacts to residential amenity in relation to this property.

Effect on no. 17 Broom Way

No. 17 is the adjoining property and has previously been extended in the form of a conservatory which sits in line with the existing conservatory at no. 16. The rear aspect of the development is stepped. At

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

its nearest point the proposed single storey rear extension would project a depth of 4m from the original dwelling house and 1.37m beyond the existing rear extension serving no. 17.

The Householder Development SPD states windows should normally be restricted to rear elevations to avoid overlooking neighbouring gardens and dwellings. The wording here allows for a degree of flexibility. The rear extension includes a double sliding door serving the side elevation. Due to the orientation of the rear aspect the sliding doors would be located approximately 4.37m from the party boundary fence which would largely obscure the glazed doors. It is therefore not considered that there would be adverse effects to residential amenity with regards to this property. As such, the development would not significantly affect the outlook or levels of light to the adjacent neighbouring property at no 17.

It is considered that there are no other properties that would be affected by the proposal.

HIGHWAYS

The application is seeking new hard landscaping over existing soft landscaping to accommodate no. 2 parking spaces and is therefore in line with the Local Planning Authority's parking standards. However, given the loss of land associated with the side extension a condition should be attached to ensure 2 parking spaces can be achieved within the curtilage of the property boundary.

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.

- 4) Notwithstanding the proposed car parking layout illustrated by Dwn No: 2107.20.101 submitted, details shall be submitted to and agreed in writing with the local planning authority which show that 2 car parking spaces can be provided within the curtilage of the property. The space shall be at least 5.7m x 5m and shall be available for use before the first use of the development hereby approved. These areas shall be retained at all times thereafter.

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

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26.08.2022	2107.10.100	V2	SITE LOCATION PLAN
26.08.2022	2107.20.101	V2	PROPOSED SITE BLOCK PLAN
26.08.2022	2107.20.201	V2	PROPOSED GROUND AND ROOF PLAN
26.08.2022	2107.20.210	V2	PROPOSED REAR ELEVATION
26.08.2022	2107.20.211	V2	PROPOSED SIDE ELEVATION
26.08.2022	2107.20.212	V2	PROPOSED FRONT ELEVATION
26.08.2022	2107.20.213	V2	PROPOSED SIDE ELEVATION

J Fleming
02.09.2022

Alan Kilroe
7 September 2022

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