

Regeneration and Economic Development Department

APPLICATION NO: 22/00427/FUL

APPLICANTS: Mr Brennan

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TO INCORPORATE EXISTING GARAGE

LOCATION OF SITE: 5 Hayfield Close, Halewood, L26 6ND

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 4 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 proposed development seeks the demolition of the existing rear conservatory at no. 5 Hayfield Close and the erection of a single storey side and rear extension

The proposed development would provide additional living space at the property as well as a downstairs WC.

The proposed single storey rear extension would measure 4m – to 8.1m in depth from the rear elevation of the original dwelling house and would span a total width of 10.4m It would be served by a pitched roof including 4 roof lights. The roof measures 2.3m at the eaves and 3.6m at its highest point.

The side elevation would include 1 sliding door and 1 bi-folding doors located at the rear elevation respectively.

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RELEVANT PLANNING HISTORY

A number of applications have been submitted for and approved for residential development for the wider construction of the housing estate. No planning applications have been submitted for consideration concerning the individual host property.

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);
- 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

The application seeks permission for the erection of a single storey side and rear extension following the demolition of the existing conservatory.

The Householder Development SPD states that extensions should be constructed in materials and style to match the original dwelling and should normally be served by a pitched roof for aesthetic reasons. Wherever possible, the angle of the pitch of the new roof should match that of the original dwelling.

The existing property is brick facing. The proposed works would be faced in materials which would match the existing property and as such are considered to be acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

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The gable roof serving the garage would be extended so that it provides a pitched roof. As such, the provision of a pitched roof located at the rear of the property would be in keeping with the overall design characteristics of the host property and is considered appropriate in terms of design.

Accordingly, the design of the proposals is in accordance with the Development Plan policies and relevant guidance set out in the Householder Development SPD.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey rear extensions 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 existing dwelling. It further states that a single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set back further than the rear elevation of the neighbouring dwelling) will normally be permitted if it does not breach the 45 degree rule.

No. 4 Hayfield Close

Due to the juxtaposition of properties along Hayfield Close the host property would be set back from no. 4. In relation to this property the Local Planning Authority has measured from the centre point of the window from the rear elevation of no.4 which confirms that the 45 degree rule will not be breached.

Notwithstanding this, the existing conservatory which has since been demolished during the consideration of this planning application measured 3.9m in depth and would therefore not have resulted in a material change in built mass than what is currently being proposed.

It is considered that no adverse effects in relation to the neighbouring property at no. 4 will occur.

No. 6 Hayfield Close

Due to the juxtaposition of properties along Hayfield Close this property would be set back from the host property. It has previously been extended in the form of a single storey conservatory located at the rear. The proposed extension would not extend beyond the rear elevation of the original dwelling house at no. 6 and it is therefore not considered to effect the residential amenity of the occupants at no. 6.

Notwithstanding this, the side elevation of the extension includes provision of sliding doors to access the side of the property. The Householder Development SPD typically recommends that windows should be restricted to rear elevations to avoid overlooking of neighbouring gardens and dwellings. However, the doors would face the existing blank gable wall of no. 6 and would therefore not affect the residential amenity of neighbouring occupiers.

Accordingly, it is not considered that the proposed development would result in having adverse effects to residential amenity in relation to this property.

No other properties would be affected by the development proposal.

HIGHWAYS

No adverse highways impact associated with the proposed development.

OTHER ISSUES

None.

CONCLUSION

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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
26.07.2022	LOCPLAN		LOCATION PLAN
12.07.2022	PI001		EXISTING AND PROPOSED FLOOR PLANS/ ELEVATIONS

J Fleming
06.09.2022

Alan Kilroe
7 September 2022

COAL INFORMATIVE

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

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Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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