

Regeneration and Economic Development Department

APPLICATION NO: 21/00568/FUL

APPLICANT: Ms Jill Jevons

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 7 Guillemot Way, Halewood, Knowsley, L26 7WG,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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:

Halewood Town Council - No Comments Received

Cadent Gas Limited – No objections. See informative below and attached letter from Cadent Gas.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 is for the erection of a two storey side extension and single storey front extension to the semi-detached property at 7 Guillemot Way in Halewood. The proposal would provide a new W.C., living room and fourth ensuite bedroom. The proposal has been amended to set back the first floor element of the proposed side extension further from the front of the property and to lower the roof of the extension.

The proposed single storey front extension would project approximately 1.3m beyond the principal elevation of the property and would measure 3.0m in width to wrap-around with the proposed two

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storey side extension. The front extension would have a lean-to roof which would have a maximum height of 3.7m.

The ground floor element of the two storey side extension would sit in line with the principal elevation of the property whilst the first floor element would be set back 1.0m from the principal elevation. The extension would project approximately 2.7m from the side elevation of the property and would measure 7.5m in length. The development would also have a pitched roof which would measure 5.2m in height to the eaves and 7.1m to the ridge.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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

Given the location of the property along Guilletmot Way, the proposed single storey front extension is not considered to appear prominent when entering the road from Whimbrel Park. The plans as originally submitted have been amended to set back the first floor element of the proposed side extension from the principal elevation of the property and to lower the roof of the extension so that it sits below the main roof of the property. These factors together would ensure that the extension appears subservient to the existing property and does not create a terracing effect with the adjacent neighbouring property.

The proposed development would also be faced in materials which match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Due to the position and proximity of the proposal to 5 Guillemot Way, the development would not significantly affect the visual amenity of this property. The proposed development would extend adjacent to the shared boundary with 9 Guillemot Way and adjacent to the neighbour's two storey side extension. Given the set back of the neighbour's extension from the front, the proposed side extension would be partially visible at an angle from the neighbour's window which is located on the front elevation of this extension. However, given the relationship between the properties, views towards the proposal would not be direct. Also the first floor element of the proposal is set back 1.0m from the front and therefore, overall, the development is not considered to appear unduly overbearing in relation to neighbours and is acceptable.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four and the Householder Development SPD states that 4+ bedroom properties should provide a maximum of three in-curtilage car parking spaces.

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One car parking space would be retained to the front of the property. As the Council's parking requirements are maximum standards, the proposed level of parking is considered sufficient.

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.

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
20/08/2021	02	A	PROPOSED PLANS AND ELEVATIONS
17/08/2021	03	-	LOCATION PLAN

Informatives

- 1 See attached letter from Cadent Gas.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must

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ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

- 2 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).

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

Chloe Roberts

13 September 2021

Alan Kilroe
13 September 2021

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