

<u>APPLICATION NO:</u>	23/00154/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	12 Clover Avenue, Halewood, Knowsley, L26 7XG		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR SIDE EXTENSION ABOVE EXISTING SIDE GROUND FLOOR TOGETHER WITH THE ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application property is a detached dwelling house located at the junction where Clover Avenue and The Cobbles meet.

The application property is modern in terms of design. There are a number of roof arrangements including hip roof, front facing gable bay window and a gable roof above the existing garage conversion.

The windows comprise of white UPVC openings in a Georgian style with white rainwater goods. The property has a large tarmac drive fronting the property with a decorative brick built wall providing the property boundary fronting The Cobbles.

The property has been previously extended in the form of a garage conversion and single storey rear extension.

Proposal

The application proposals seek permission for a first floor side extension above the existing garage conversion together with a single storey side and rear extension.

As originally submitted the proposals sought provision for a flat roof incorporating roof lantern. The proposals have since been revised to provide a pitched roof and now forms the basis of consideration.

The first floor extension would measure 2.64m in width and span a depth of 5.79m and include 1no. window at both the front and rear elevation. The hip roof will be extended and would measure 4.9m at the eaves and 6.61m at its highest point.

The revised plans concerning the single storey side and rear extension would measure 3m – 4.63m in depth and span a width of 8.7m. It would accommodate a pitch roof incorporating 3no. velux windows with the roof measuring 2.4m at the eaves and 3.87m at its highest point.

The proposals would provide a new open plan kitchen and dining room together with an additional bedroom.

Consultations

Highways Authority – No objections raised.

Representations

This application has been publicised by letters sent to 6 neighbours. One neighbour representation was received requesting sight of the submitted plans. Once provided the neighbour stated that they had no objection to the proposed development. A further round of consultation with neighbours was undertaken following revised plans being submitted. No further comments were received during the second round of consultation.

Planning History

A number of historic applications are associated with the construction of the wider housing estate. No individual applications have been submitted with regards to the application property.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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.

The site is located within a Primarily Residential Area. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to 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.

Article 35 Statement

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.

Assessment

Design

The Householder Development SPD states that first floor extensions should be designed to avoid having an overbearing effect or causing an unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing effect.

Further guidance is set out in relation to extensions on corner plots. However, given the fact that the extension is located on the opposite side of the property and the rear aspect would replace an existing conservatory it is not considered that it would appear particularly prominent within the street scene nor would it adversely affect the building line given that the application property is set forward from the remaining properties located in the street scene.

The gable end of the extension would maintain a separation of 1.33m to the common law boundary and therefore no set back would be required to comply with the SPD. However, a set back of .5m is proposed which assists with ensuring that the development appears subservient to the application property. The proposals would accommodate a hip roof although this would be inline with the existing ridge height.

The design of the roof is in keeping with the application property as it seeks to extend the existing hip roof. However, the SPD advises that the roof should normally be at a lower level than the original, whereas here, the roof would maintain a similar ridge height. Whilst the roof would not sit at a lower level than the original roof it would match the angle of the existing roof slope which is in keeping with the original dwelling house. Consideration has been given to the character of the street scene with 3 of the surrounding properties benefiting from a gable roof arrangement which are significantly taller than the application property. As such, it is considered that the roof arrangement would still appear subservient in the context of the character of the surrounding properties and is therefore considered acceptable in terms of design.

Regarding the single storey side and rear extension, this aspect of the proposals

originally sought provision for a flat roof incorporating roof lantern. The SPD typically avoids the use of flat roofs where they would be visible from the public highway. In this instance, the flat roof would be visible from The Cobbles and the Local Planning Authority has worked positively with the applicant to amend the proposals to a pitch roof which is considered more in keeping with the design of the application property. The proposed amendment is not a fundamental change to the mass of the development and would mimic the appearance of the existing hip roof located above the single storey rear extension. However, in the interest of ensuring neighbouring residents had the opportunity to consider the revised proposals a further round of consultation with neighbours was undertaken to which no comments were received.

The proposed materials would match that of the existing property and are considered acceptable in terms of design. Overall, it is considered that the proposed development is acceptable with regards to design and would not appear incongruous with the character of the street scene.

Residential Amenity

No. 1 The Cobbles

No. 1 is the adjacent semi-detached property. It has been extended at the side in the form of a single storey extension. No. 1 is set back from the application property so that its front elevation is parallel with the rear elevation of the application property. Although the rear extension would be sited closer to the common law boundary, due to the juxtaposition of properties the development would not be visible from any habitable rooms at no. 1. As such, there would be no adverse effect to residential amenity in relation to existing and future residents.

No. 14 Clover Avenue

No. 14 is the neighbouring semi-detached dwelling located to the south of the application property. The application property would maintain a separation distance of 1.3m from the common law boundary and 4.49m from the gable end. The extension would sit 2.53m forward from the front elevation of no. 14.

The two storey aspect would sit 2.53m forward the front elevation of no. 14. However, the current gable roof currently in situ is already dominant against the two storey aspect of the application property and it is not considered that the first floor extension would appear particularly prominent in comparison to what already exists.

With regard to the single storey side and rear aspect this would extend the side extension by 4.63m along the common law boundary so that it is parallel to the rear elevation of no. 14. As such, there would be no adverse affects in terms of residential amenity concerning this aspect of the development.

Overall, whilst there will be a degree of change to no. 14's visual outlook from the first floor window, it will not breach the 45 degree rule and therefore it is not considered that the development proposals will adversely effect the residential amenity of existing and future residents.

No other properties would be affected.

Highways

The property would increase the number of available bedrooms at the property. The Highways Authority has been consulted and raise no objections to the proposed development.

The application property benefits from a large front drive capable of accommodating multiple vehicles. As such, the proposed development would not give rise to significant adverse affects to highway safety and is therefore 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 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
17.08.2023	A100	REV A	LOCATION PLAN & EXISTING AND PROPOSED SITE PLAN
16.08.2023	A103	REV A	PROPOSED FLOOR PLANS
16.08.2023	A104	REV A	PROPOSED ELEVATIONS

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **K Foster**

Date:

30 August 2023

