

Regeneration and Economic Development Department

APPLICATION NO: 22/00254/FUL

APPLICANT: Miss Evans

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF PART SINGLE STOREY AND PART TWO-STOREY
EXTENSION TO SIDE, REAR AND FRONT OF DWELLING

LOCATION OF SITE: 45 Abberley Road, Halewood, Knowsley, L25 9QX

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

RELEVANT POLICIES

National Planning Policy Framework

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

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice. 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 seeks consent for the erection of a part two-storey and a part single storey extension to the front, side and rear at 45 Abberley Road, Halewood. The host dwelling comprises a two-storey end terrace house. A footpath and entrance to Halewood Park is located along the common boundary to the north of the application site. Other residential dwellings are located to the south, east and north. Halewood Park abuts the application site to the rear.

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The extension would comprise a new entrance with porch; shower room and lounge to the ground floor with additional bedroom and dressing space to first floor.

The ground floor extension would be 3.75 m wide to the side, projecting 1.25 m forward of the existing front elevation to form the porch which would be slightly wider at 4.05 m wide. The rear element would project 2 m beyond the existing rear elevation.

The two-storey element would extend almost the depth of the existing dwelling and be 3.75 m wide. It would have a duo-pitched roof which would attain a maximum height of 6.93 m which would be set 410mm lower than the ridge of the host dwelling. The first floor would be set back 500mm from the front elevation.

The single storey elements to the front and rear would have mono-pitched roofs sloping up towards the upper floor with eaves height of 2.54 m and attaining maximum height of 3.39 m at the rear with the front porch attaining a maximum height of 3.12 m.

POLICY CONSIDERATIONS

The site is allocated as a Primarily Residential Area on the Local Plan Policies Map and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance.

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) 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.

The proposal complies with these policies as detailed in this report.

LAYOUT, DESIGN, ACCESS AND CRIME PREVENTION

Layout

The proposed extension would be located to the side and partly to the front and rear of the host dwelling. The proposal would retain adequate levels of private amenity space to the rear.

There is currently no access to the rear of the plot other than through the dwelling and wheeled bins are sited openly within the front garden. The proposal includes for a new bin store to the front comprising a wooden enclosure sited along the common boundary with No. 47. It would have a height of 1.3 metres which would sit above an existing fence.

Given the predominance of terraced properties in the immediate vicinity bins are commonly stored in front gardens. The Householder SPD requires that where bin stores are to be provided to the front, they must not have a detrimental impact on the street scene. Given the site layout it would be difficult to site the bin store without it being visible from the street, however, the application would improve the current situation by housing the bins in a purpose-built store.

The existing timber fence to the side boundary with the entrance to Halewood Park is to be retained to the side of the extension.

Design

The proposed two-storey element of the extension would not extend beyond of the existing gable end of the dwelling. The single storey would extend 2 m beyond the existing rear elevation and 1.25 m from the existing front elevation.

The ground floor would be served by a new entrance door and glazed side panels to the front of the new porch. The existing entrance door and side panel / window is currently located to the right-hand side of the host dwelling, and this would be bricked up with a new window inserted in its place. A 'wrap

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around' feature full length window is proposed to the rear and side elevation facing the neighbouring property No. 47 which would serve the proposed lounge.

Windows are proposed at first floor level in the proposed extension to serve a dressing area at the front and the bedroom to the rear. There would be no openings in the gable elevation of the extension or to the side elevation of the new porch facing the boundary with No. 47.

Internal alterations are proposed to the existing ground floor to provide an open plan kitchen / dining area with storage and revised staircase. Bi-fold doors would be provided at the rear to serve the open plan area and a new window would be inserted at first floor to the front of the host dwelling to serve a landing, none of which requires planning permission.

The Householder Development SPD states that *"when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate..."* Paragraph 53 of the National Design Guide also advises that development should be influenced by the characteristics of the existing built form (including roofscapes). The development would have a pitched roofs to reflect the prevailing character of the surrounding area.

The Householder SPD advises that two-storey side extensions should avoid creating a terracing effect, to avoid such an effect, the SPD sets out guidelines, including having a minimum space of 1m between the extension and the party boundary, or the front wall of the first floor of the extension should be set back by 1m from the immediately adjoining main front wall of the original elevation.

The two-storey element to the side would have a duo-pitched roof which set lower than the ridge of the host dwelling with the first floor be set back 500mm from the front elevation. Whilst this does not reflect the set-back indicated in the SPD, in this instance, the host dwelling is a terraced property; there is an entrance to the Halewood Park which gives wider separation distance between the property and its nearest neighbour to the north; and there is a staggered arrangement with dwellings in the adjacent terraced block.

Officers have previously expressed to the applicant that there is a preference for there to be no set back or drop in ridge height so that there would be a continuous ridge line across the terrace. In that regard, the applicant is resolute in their desire to retain this design. Having regard to the staggered arrangement with the terraced row to the north, which is set forward of the host dwelling, it is not considered that in its proposed form, the design would warrant a reason for refusal that would robustly stand up in any appeal.

The host dwelling is constructed of brick with tiled roof and it is proposed to render the extension (off-white), save for the porch, and the host dwelling, windows and doors would be uPVC to match the existing dwelling. Although the host dwelling and its immediate neighbours are faced in brick (with painted red section to ground floor front), there is a mix of facing materials including first floor render or pebble dashed and, in some instances, fully rendered properties in the locality. Turning to the intention for the porch to be brick faced, again this is an element that the applicant is fixed on, however, whilst officer have sought amendments to finish it in render, given the varying mix of elevation treatments, in the street, it would be difficult to justify refusal on this ground. Officers have also negotiated the use of traditional tiles for the roof as the original iteration proposed the use of profile seamed metal cladding to roofs.

Access / Crime

The proposal does not give rise to any concern regarding access and crime considerations.

Consequently, the proposed development is of appropriate design and complies with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

HIGHWAYS

The host dwelling is a 2-bedroom property. The development would increase the number of bedrooms to three. The parking standards generally required for this size of dwelling is 2 spaces on site.

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The existing and proposed site plans accompanying the application do not include any parking detail. Officer's site visit and Google maps reveals that historically there has only been one parking space provided within the curtilage.

The property is currently a 2-bedroom house and the extension would create an additional bedroom. Both 2 and 3-bedroom dwellings are required to provide 2 parking spaces on-plot. The Council's Householder Development SPD however, states that in most cases the existing level of provision for car parking should be retained within the curtilage of the dwelling. The development would not result in the loss of the existing parking on-plot, the proposal does not give rise to highway safety concerns.

The development would comply with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

RESIDENTIAL AMENITY

Impact on 43 Abberley Road

No. 43 is sited on the opposite side of the entrance to Halewood Park and forms one of a row of terraced dwellings set forward approximately 3.7 m from the row in which the host dwelling is located.

No. 43 has a ground floor door and first-floor window within the gable facing the application site. That property is located approximately 8.8 m from the boundary of the host dwelling. The window is thought to be a landing window and it is set forward of the proposed two-storey extension. Given the juxtaposition of the proposed development and No. 43 it is not considered that there would be any loss of light or overbearing impacts as a result of the development. Officers consider it is necessary to impose a condition removing Permitted Development Rights for windows to be inserted in the gable to protect the amenity of these neighbours.

Impact on 47 Abberley Road

The two-storey extension would not have any impacts on No. 47. The extension would extend 2 m out to the rear set approximately 5.8 m from the common boundary with this neighbour.

It is proposed to insert a 'wrap around' feature full length window which would face onto the boundary with No. 47. There is an existing 2 m high timber fence along the boundary. The window facing No. 47 would not have detrimental impacts on the neighbour from overlooking or loss of privacy. There may, however, be potential for the neighbours to overlook the occupiers of the host property from first floor windows, but the applicant would be aware of this and at the distance from the neighbouring property this is considered to be within acceptable limits.

Other

The proposed extension would be in excess of 23 m away from properties on the opposite side of the road and therefore an acceptable interface would be maintained to ensure that the neighbour's privacy is preserved.

Overall, it is considered that the proposed development would not have a detrimental impact on the amenity of the occupiers of surrounding properties. As such the proposal would not conflict with Local Plan Policies CS2, CS19 and Saved Policies H5 and H8 of the UDP.

OTHER ISSUES

There is an existing single storey timber-built structure to the side of the dwelling which does not have the benefit of planning permission. The applicant has been made aware that the existing structure requires the benefit of planning permission and unlikely to be supported due to the materials used. This matter has been raised with the Council's Enforcement Team.

CONCLUSION

The proposal is acceptable in terms of layout / design, highway considerations and impacts on residential amenity. The proposal complies with the NPPF, relevant Local Plan and UDP policies and

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guidance set out in the Householder SPD and is therefore recommended for approval subject to conditions.

RECOMMENDATION:

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 the National Planning Policy Framework (2021), Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the gable elevation of the extension hereby permitted.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/07/2022	A100	Rev. A	EXISTING AND PROPOSED SITE PLANS AND LOCATION PLAN
19/07/2022	A101	Rev. A	PROPOSED FLOOR PLANS
19/07/2022	A103	-	PROPOSED ELEVATIONS

Informatives

None.

Maxine Wishart

9 August 2022

Signed by
Mark Quinn
16/08/2022

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