

Regeneration and Economic Development Department

APPLICATION NO: 22/00371/FUL

APPLICANTS: Mr McCoy

WARD AFFECTED: Halewood South

DEVELOPMENT: RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION AND ERECTION OF REAR OUTBUILDING

LOCATION OF SITE: 224 Higher Road, Halewood, L26 9UE

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 9 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 relates to a retrospective application for the construction of a single storey rear extension together with the construction of an outbuilding at 224 Higher Road, Halewood.

The property currently benefits from a two storey side and part single storey rear extension to the rear elevation of the dwelling. The proposals would provide for an enlarged kitchen located at the rear of the property and measure 2.2m in width by 3.21m in depth. This would result in the total rear elevation measuring 9.26m in width and a depth of 3.21m and would include a new bi-folding door spanning approximately 4.5m in width and a window to the rear elevation. The roof is flat with a roof lantern measuring 2.62m at the eaves and 3.4m at its highest point.

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

The outbuilding measures 6.3m in width and 3.1m in depth. It is served by a flat roof measuring 2.48m at the eaves and 2.78m at its highest point. It includes 1 window and 1 double door serving its principle elevation.

RELEVANT PLANNING HISTORY

- Ref: 74/08450/HIST – Bedroom extension and garage. Granted 10th October 1984.

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.

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 property currently benefits from a two-storey side extension and part single storey rear extension. The proposals would seek to extend the existing part single storey rear extension so that it spans the width of the rear elevation.

The roof is of a flat construction and includes a roof lantern. The Householder Development SPD is a material consideration for the purposes of this planning application and recommends that roofs should be served by a pitched roof for aesthetic reasons unless these can be justified on design grounds or to reduce the impact on residential amenity and loss of light. There was a discrepancy between the floor plans and elevational drawings as submitted with the latter omitting the roof lantern from the elevational drawings. The applicant has since provided updated elevational drawings to reflect this. The roof lantern provides a modern element which elevates the design characteristics of a typical flat roof and is therefore considered appropriate.

The outbuilding comprises of a grey render, black UPVC windows and door and flat roof. Whilst the outbuilding differs in materials in terms of the colour of the rendering it is in keeping with the character of the host dwelling and is considered appropriate in principle.

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

The proposed rear extension would be faced in materials to match the existing property and as such, the proposal is considered to be in keeping with the property and would not appear incongruous or inconsistent within the wider street scene given its location at the rear of the property. The proposed outbuilding comprises of similar materials to that of the host dwelling albeit differs in terms of the use of colour for rendering. On balance however, it is considered that the outbuilding mirrors the design characteristics of the host dwelling and is considered appropriate in principle.

The design of the proposal is therefore acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

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.

The developments effects concerning the proposed single storey rear extension relate to whether there are any adverse effects to residential amenity at no. 226 Higher Road. Given that the proposal would only project a depth of 3.2m in accordance with the size threshold set out in the Householder Development SPD and is also partially screened by existing vegetation at the property boundary it is not considered that there would be any adverse effects in relation to residential amenity of no. 226 Higher Road.

Due to the existing two storey side extension and part single storey rear extension, there would be no adverse effects to the residential amenity of no. 222 Higher Road concerning this aspect of the development proposals.

The outbuilding is located at the rear of the property and would be incidental to the enjoyment of the dwelling house and is not considered to be of a scale which would affect the residential amenity of neighbouring properties at no. 224 and 226. Due to the existing vegetation found at the rear of the property boundary there would be no adverse effects to the living conditions located at the rear of the property.

HIGHWAYS

The proposed development would not have an adverse impact on highways.

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).

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

- 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
22/06/2022	E2528/03	-	LOCATION PLAN
22/06/2022	E2528/01		EXISTING PLAN AND ELEVATIONS
19/07/2022	E2528.224	V2	PROPOSED FLOOR PLANS AND ELEVATIONS

J Fleming
01.08.2022

Signed by
Mark Quinn
16.08.2022

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