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|-------------------------------|---------------------------------------------------------------|-----------------------------|--------------|
| <b><u>APPLICATION NO:</u></b> | 22/00740/FUL                                                  | <b><u>CASE OFFICER:</u></b> | John Fleming |
| <b><u>WARD:</u></b>           | Halewood south                                                | <b><u>PARISH:</u></b>       |              |
| <b><u>LOCATION:</u></b>       | 1 Blackburne Drive, Halewood, Knowsley, L25 0QE               |                             |              |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF FIRST FLOOR SIDE AND SINGLE STOREY REAR EXTENSION |                             |              |

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### **Site Description**

The application property is situated in a residential area. The property is semi detached with a hip roof and front facing gable and is finished in white render together with white UPVC rain goods, doors and windows. The site is contained by brick wall together with a decorate metal fencing on either side providing access to hardstanding which is capable of accommodating at least 3 vehicles within the property curtilage.

### **Proposal**

The application seeks permission for the erection of a first-floor side extension above the existing garage together with a single storey rear extension.

The proposed rear extension would extend 3.5m from the existing rear elevation and span a width of 9.1m. It would accommodate a pitched roof measuring 2.2m at the eaves and 3.3m at its highest point and would include 1 Velux window. The rear elevation would accommodate 1 window together with 1 bi-fold door. The ground floor aspect would provide a new open plan kitchen and living space. Internal alterations for the conversion of the garage to an office is to be undertaken under permitted development.

The first-floor side extension would be set back 1m from the front elevation and would project 2.9m in width from the side elevation and span a depth of 7.1m. The hip roof would be extended measuring 4.9m at the eaves and 7.1m at its highest point. The first-floor extension would provide an additional 4<sup>th</sup> bedroom, wardrobe and en-suite.

### **Consultations**

**Highways** – No objections.

### **Representations**

This application has been publicised by letters sent to 9 neighbours. One representation has been received raising no objections to the proposed development.

### **Planning History**

No relevant planning history associated with the site.

### **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 – 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 identified as land located within a Primarily Residential Area. As such, the extension to a domestic 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 policy 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 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.

## **Assessment**

### **Design**

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that first floor side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should be designed to avoid the creation of a terracing effect. It advises that a minimum 1m space should be preserved between the party boundary to the side of the property, or the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The application proposals provide a 1m set back from the adjacent wall and is therefore in accordance with the SPD. The SPD further advises that the roofline should match that of the existing. The proposals seek to extend the existing hip roof and would sit at a lower height than the existing. The first-floor side extension would therefore appear subservient to the host property and would not appear as an incongruous feature within the street scene.

The SPD further advises that two storey extensions should avoid blank gable walls. Whilst the first-floor extension would result in a blank gable it would still contain features of bay windows extending beyond its front and rear elevations together with a door at ground floor level which provides wider design features and is therefore considered acceptable.

The existing property is finished in white render, white UPVC rain goods, windows and openings. The proposed first floor and rear extension would be faced in materials to match the existing features found at the property and would not appear as incongruous additions from the street scene. The proposed development is considered acceptable in terms of design.

### **Residential Amenity**

#### *No. 3 Blackburne Drive*

No. 3 is the adjoining semi-detached property. The only relevant part of the development proposals for the consideration of impact to residential amenity is the proposed single storey rear extension.

No. 3 has not been previously extended. The Householder Development SPD advises that single storey rear extensions up to 4m in depth are acceptable in principle. The proposed development extends 3.5m in depth and is therefore in compliance with the SPD. It is not considered that the proposed development would result in adverse effects to residential amenity in relation to this property.

#### *No 64, 66, 68 & 70 Higher Road*

No. 64 – 70 are located off Higher Road and share their rear boundary with the side boundary of the application property. The two-storey side extension and single storey rear extension would be visible from the rear aspect of these properties

The above properties have all been extended in the form of single storey rear extensions with the exception of no. 66 which benefits from a two-storey rear extension. The proposed development would maintain an interface distance of 13.2m

– 16.2m to the rear elevation of these properties. At the ground floor the side elevation would span a width of 11.9m, to the first floor the proposed first floor extension would span a width of 6.8m and a cumulative width of 10.2m taking account the host property. It is not considered that the residential amenity of these properties would be adversely affected by the proposed development given the interface referred to above and that that the appearance of the first-floor extension in particular would mimic that which is currently in situ. Furthermore, there would be no overlooking associated with the proposed development.

No other properties would be affected.

### **Highways**

The application property can accommodate at least 3 vehicles within the property curtilage as required by the Ensuring a Choice for Travel SPD. As such, no adverse impacts to highway safety would occur as a result of the proposed development.

### **Conclusion**

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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  |
|---------------|---------|---------|-------------------------|
| 29.11.2022    | 11      |         | LOCATION PLAN/SITE PLAN |

|            |   |  |                            |
|------------|---|--|----------------------------|
| 29.11.2022 | 3 |  | PROPOSED GROUND FLOOR PLAN |
| 29.11.2022 | 4 |  | PROPOSED FIRST FLOOR PLAN  |
| 29.11.2022 | 6 |  | PROPOSED ELEVATIONS        |
| 29.11.2022 | 7 |  | PROPOSED SKETCHES          |

**Signed Case Officer<sup>1</sup>:**      **John Fleming**

**Signed Authorising Officer<sup>2</sup>:**      **Mark Quinn**

**Date:**      **16/02/23**

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<sup>1</sup> I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed.

<sup>2</sup> I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed.

## **Appendix 1 – Site Photographs**





