

<u>APPLICATION NO:</u>	22/00487/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	12 Carlyon Way, Halewood, Knowsley, L26 7YB		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR SIDE EXTENSION		

Site Description

The application site is a Semi - detached house at the end of a cul de sac in a residential area. The property is set at a 45 degree angle to neighbouring buildings.

Proposal

The proposal is for the erection of a first floor side extension.*

**The size of the first floor front window has been reduced in amended plans. These plans do not cause any additional impacts on neighbours. Therefore, re- notification of neighbours was not required.*

Consultations

N/A

Representations

This application has been publicised by letters sent to 4 neighbours*. 1 Objection has been received consisting of the following main points.

- The extension would cause loss of light and overshadowing to my upstairs landing, kitchen and conservatory and Garden.
- There is already loss of light due to conifers.
- Due to illness and joint pain, I need sunlight to improve my condition.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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

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

Street Scene

The proposed changes to the street scene would involve an additional floor on top of the existing ground floor side extension. Due to the orientation of the dwelling the extension would be set back slightly further from the street than the main house. Therefore, there would be no terracing effect from the proposal. As a result, the application complies with Para 7.2 of the Householder Development SPD. Overall, there would be no harm to the street scene.

Neighbour Amenity

10 Carolyn Way

In relation to 10, the extension would be on the opposite side of the property, therefore there would be no harm to amenity.

14 Carolyn Way

In relation to 14, the first floor extension would result in loss of light to the 1st floor side window of 14, however this is a landing and not classed as a main habitable room window. Therefore, it is considered that any loss of light or outlook would not cause significant harm to amenity.

In relation to privacy. The size of the front window has been reduced and does not directly face 14. This combined with the fact that the landing window is a non – habitable room means that there would not be significant adverse privacy impacts on 14 through overlooking.

The extension would also cause loss of light to the conservatory and kitchen of 14. These are classed as main habitable room windows. However, the extension would primarily affect the southern part of the rear conservatory (on the side), The extension would not significantly affect the rear of the conservatory, which would still allow sufficient light and outlook for the conservatory and kitchen. The garden would also still receive light from the west even if the total amount would be reduced. Whilst there would be loss of light, it is considered that the level of harm would not be significant enough to warrant refusal due to the presence of other windows at the rear of the conservatory. Overall, it is considered that there would not be significant harm to the amenity of 14.

Highway Safety

There would no changes to parking at the property and no harm to highways safety.

Conclusion

The proposal would be acceptable in relation to Street scene, Neighbour amenity and highways. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Proposed Elevations - 012 – 022 - (received 07/02/2023)
- b. Site Plans - 012 – 022 - (received 09/11/2022)
- c. Proposed Floor Plans – 12 - 022 - (received 07/02/2023).
- d. Location Plan – 012 – 22A - (received 08/08/2022).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer:

Andrew Hunt

**Signed Authorising
Officer:**

Alan Kilroe

Date:

8 February 2023

Informatives

N/A

Appendix 1 – Site Photographs

