

Regeneration and Economic Development Department

APPLICATION NO: 21/00542/FUL

APPLICANT: Mr Michal Dorsz

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT PORCH EXTENSION

LOCATION OF SITE: 6 Kingham Mews, Halewood, L25 5BA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development

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:

Halewood Town Council - No Comments Received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. 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 is for the erection of a single storey front porch extension to 6 Kingham Mews in Halewood. The proposal has been amended to accurately reflect the existing roof canopy across the front elevation of the property.

The proposed development would extend approximately 1.3m from the principal elevation of the existing property and would measure 2.5m in width. The extension would have a lean-to roof, which would have a maximum height of 3.3m.

RELEVANT PLANNING HISTORY

None.

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POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with 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).

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

Given the setting of the property within Kingham Mews, the proposed extension would not appear prominent when entering the Close. The development would be partly faced in brickwork to match the existing property and part rendered. There are other properties in the near vicinity which are part rendered and therefore, the proposal would be consistent with the appearance of surrounding properties and would not be detrimental to the character of the street scene.

Overall, the proposal would be in keeping with the scale and appearance of the property and would be acceptable with regards to design.

RESIDENTIAL AMENITY

Given the scale of the proposal and proximity to surrounding properties, it would not adversely affect the amenity of nearby residents.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

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.

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.

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- 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
28/06/2021	Kingham/350	-	PROPOSED GROUND FLOOR PLAN
10/08/2021	Kingham/450	A	PROPOSED FRONT ELEVATION
28/06/2021	Kingham/100	-	LOCATION PLAN
28/06/2021	Kingham/200	-	PROPOSED BLOCK PLAN
28/06/2021	Kingham/451	-	PROPOSED SOUTH SIDE ELEVATION
28/06/2021	Kingham/452	-	PROPOSED NORTH SIDE ELEVATION

Informatives

Chloe Roberts

24 August 2021



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