

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00356/FUL

APPLICANT: Mrs Keighley McLinden

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A FIRST FLOOR SIDE EXTENSION INCLUDING THE
CONVERSION OF GARAGE TO FORM HABITABLE ROOM AND A SINGLE
STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 3 Rawlinson Crescent, Halewood, L26 2XE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

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

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.

PLANNING HISTORY

An application for the erection of a rear conservatory was approved (74/14124/HIST – 15/05/1992).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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PS/DC/OP04/05	003	23/9/02

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PROPOSAL

The application is for the erection of a first floor side extension including the conversion of garage to form habitable room and a single storey side and rear extension.*

**The application has been amended slightly to add a new 1st floor rear window. The scale of the change is minor and it is proposed to add a condition to ensure it is obscure glazed. Therefore, it is considered that no neighbour re notification is required.*

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. An additional 1st floor rear window has been added to the scheme which avoids an unattractive blank gable at the rear of the dwelling. The two storey side extension would not be set back at first floor level. However, para 7.2 of the Householder SPD states that this can be waived if due to the irregular arrangement of building no terracing effect would occur.

“The above requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect”.

Due to the different orientations of 2 and 3, no terracing effect would result. Therefore, the extension complies with para 7.2 of the Householder Development SPD.

The rood of the side extension would be somewhat lower than the roof of the main house, however as there are other examples of this arrangement in the close overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 4, there would be no harm to amenity as the single storey rear extension would extend less than 4 metres at the rear in accordance with the Householder Development SPD.

In relation to 2, there would be no impact from the first floor side extension as the 1st floor side window of 2 is not a main habitable room window. The single storey side and rear extension would also extend less than 4 metres at the rear in accordance with the Householder Development SPD. A condition will be attached to ensure that the 1st floor rear window is obscure glazed to avoid potential privacy impacts.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is recommended for approval.

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PS/DC/OP04/05	003	23/9/02

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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 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.

- 4) The first floor rear window (shown on drawing 03 – 21B), shall be:
 - (a) obscure-glazed, and
 - (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: In order to protect the privacy of neighbours.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/07/2021	03 – 21D	-	Proposed First Floor Plan
13/07/2021	03 – 21B	-	Proposed Elevations
25/04/2021	03 – 21G	-	Location Plan
25/04/2021	03 – 21A	-	Existing Plans and Elevations
25/04/2021	03 – 21C	-	Proposed Ground Floor Plan

Informatives

N/A

Andrew Hunt

14 July 2021

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PS/DC/OP04/05	003	23/9/02

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Alan Kilroe
14 July 2021

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