

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00268/FUL

**APPLICANT:** Mrs Sue Gosney

**WARD AFFECTED:** Halewood South

**DEVELOPMENT:** ERECTION OF TWO STOREY SIDE AND SINGLE STOREY SIDE/REAR  
EXTENSION

**LOCATION OF SITE:** 8 Calveley Grove, Halewood, Knowsley, L26 9YW.

### **KNOWSLEY LOCAL PLAN ALLOCATION:**

Primary Residential Development - 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 (Adopted June 2006)**

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

#### **The Householder Development SPD**

#### **National Planning Policy Framework**

### **TECHNICAL CONSULTATIONS:**

Halewood Town Council - No comments received

Cadent Gas Limited - No objection.

Health and Safety Executive – The advice report generated informs that the application site does not lie within the consultation distance of a major hazard site or major accident hazard pipeline. As a result, HSE does not need to be consulted on for the proposed development on this site.

### **NEIGHBOUR NOTIFICATION:**

This application has been publicised by letters sent to 7 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.

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## **ISSUES AND ASSESSMENT:**

### **PROPOSAL**

The application relates to a two-storey detached dwelling located in a residential area in Halewood. The proposal is for the erection of a two-storey side extension and a single storey side/ rear extension at the property 8 Calveley Grove.

The proposed two-storey side extension would extend beyond the side wall of the dwelling by 2.35m and would measure 7.10m in length. The two-storey side extension would consist of a pitched roof that would attain a ridge height of 6.95m.

The proposed single-storey side/rear extension would extend 2.00m from the rear wall of the two-storey side extension and would comprise of width 2.65m. The single-storey side/rear extension would consist of an eaves height of 2.41m and a ridge height of 3.65m.

The proposal would create a store and open plan kitchen and dining area at ground floor level and would form a fourth bedroom and enlarge bedroom 3 at the first floor of the property.

### **POLICY CONSIDERATIONS**

The application site is identified as an area for Primary Residential Development on the Local Plan Policies Map. Therefore, a domestic extension at the application site is considered acceptable in principle, subject to complying with the relevant local policies and guidance.

The relevant policies and guidance for the determination of this application are the Local Plan Core Strategy (2016) policies CS2 and CS19, the saved policies H5 and H8 of the Replacement Unitary Development Plan (2006) and the Householder Development Supplementary Planning Document (2016).

The key policies set out above require that house extensions show a high level of design, which would be in keeping with the character of the property and the immediate locality; maintains a good standard of amenity for existing and future occupants; avoids causing harm to privacy and outlook to preserve the amenities of the neighbouring dwellings; and would ensure that adequate vehicle parking and garden areas would remain for use by the occupants of the extended property.

### **DESIGN, ACCESS, AND CRIME PREVENTION**

The two storey side extension would be set back 0.7m at ground floor level and 1.0m at first floor level avoiding creating a terracing effect. The proposed two storey side extension would feature a dual pitched roof echoing the design of the roof on the original dwelling and would attain a maximum height of 6.950m. The proposed two storey side extension would be constructed with materials that match the existing dwelling. The two storey side extension by reason of its design and scale would appear subservient and in keeping with the main dwelling and would not detract from the character of the surrounding area.

The proposed side/rear extension would be faced in materials that would match those used on the application dwelling. The single-storey side/rear extension proposed would be of a sympathetic design and scale to existing property.

There are no issues raised in terms of crime and anti-social behaviour from the proposed development.

### **HIGHWAYS**

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The existing car parking provision at the property is two car spaces. There is a car parking space at the side of the dwelling and a second car parking space at the front of the dwelling.

The proposal would create a fourth bedroom at the property and the Householder Development SPD advises that for a property of four bedrooms, three in-curtilage car parking spaces should be provided. The proposal would result in the car parking space at the side of the dwelling being repositioned to the front of the dwelling and part of the front garden area would be laid with hardstanding in order to provide a sufficient car parking space. The proposal would therefore retain the existing level of parking provision within the curtilage of the dwelling. The parking standard set out above is the maximum level of car parking required for a four bedroom property and therefore retaining the two in curtilage parking spaces at the property is considered acceptable given that adequate parking and front garden space would remain for use by the residents of the extended property.

A condition has been included for a roller shutter door mechanism to the doorway of the new store, as it would provide maximum space inside and in front of the store as well as the cars would not need to park further back, therefore eliminating any overhanging of the adopted highway. The proposal therefore is considered to cause no significant harm to highway safety.

## **RESIDENTIAL AMENITY**

### **No.9 Calveley Grove**

The Householder SPD states that two storey side extensions should either provide a minimum space of 1m between the extension and 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 dwelling. The proposed two storey side extension would be situated 0.15m from the party boundary shared with no.9 and would be set back 1.0m from the first floor of the extension and therefore is in accordance with the SPD. The proposed two storey side extension given its design, sitting and scale raises no issues in terms of outlook, light, and privacy of the neighbouring residents.

The proposed single-storey side/rear extension would extend beyond the rear wall of the proposed two storey side extension by 2.0m and would be located 0.15m from the party boundary. The proposed side/rear extension due to its sitting, scale and massing raises no concerns regarding obtrusiveness, loss of outlook and light for the neighbouring residents. The proposed development is considered compliant with policy CS19 of the Local Plan Core Strategy, the saved policies H5 and H8 of the Replacement UDP and the Householder Development SPD.

### **No.7 Calvely Grove**

The application property is set along a staggered building line. The rear wall of no.7 is set forward 2.0m from the rear wall of application dwelling. The proposed single-storey side/rear extension would extend beyond the rear wall of the proposed two storey side extension by 2.0m and would be situated in line with the rear wall of the neighbouring dwelling and located 7.17m from the party boundary. The proposed side/rear extension would not result in the loss of outlook, light, and privacy for the neighbouring residents.

### **No. 4 Willaston Drive**

The proposed single-storey side/ rear extension at the property would extend 2.0m from the rear wall of the proposed two storey side extension and would be situated 8.98m from the rear boundary. The proposed development due to its scale and sitting would avoid appearing overbearing from the neighbouring dwelling and would cause no unacceptable loss of privacy and outlook for the occupiers at no.4.

The proposal is considered to not cause detriment to the residential amenities of other properties surrounding the application site.

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## CONCLUSION:

The application proposal as amended is acceptable in terms of design and would result in no detrimental harm to residential amenity, highway safety and crime. The application complies with the local planning policies and guidance and therefore is recommended for approval.

## RECOMMENDATION

- 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.

- 4) The development hereby permitted shall not be brought into use until an area of hardstanding in addition to that already existing within the property has been laid out, as shown on drawing no. PL\_01 REV D received on 12.06.2021. The additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The agreed area shall be retained as such at all times that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available and there is no surface water run off onto the adopted highway in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) Notwithstanding the details submitted, the doorway to the new store shown on plan '[PL\_01 REV D]' received 12.06.2021 shall have a roller shutter mechanism which shall be installed prior to the first use of the extension and retained as such thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

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## SCHEDULE 1

| Date Received | Ref. No | Version | Drawing/Document Title                                                  |
|---------------|---------|---------|-------------------------------------------------------------------------|
| 28/05/2021    | PL_02   | C       | EXISTING AND PROPOSED SITE PLANS AND LOCATION PLAN                      |
| 12/06/2021    | PL_01   | D       | EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS AND PROPOSED SITE PLAN |

### Informatives

#### 1. Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus, then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline, then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) / Tel: 0800 688 588

Rachel Maddison

14<sup>th</sup> June 2021

Alan Kilroe  
16 June 2021

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