

Regeneration and Economic Development Department

APPLICATION NO: 21/00679/FUL

APPLICANT: Mr Gary Inman

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 6 Willaston Drive, Halewood, L26 9YN

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours.

As a result, 1 letter of objection has been received, however the objection has since been retracted.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two-storey, detached property on Willaston Drive. Permission is sought for the erection of a single storey extension to the side, measuring 2.3m in width by 5m in length. The extension would have a mono-pitched roof with the eaves and ridge reaching 2.35m and 3.5m respectively.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The single storey extension would be located to the side of the dwelling, set back from the adjoining front elevation and existing porch. The pitched roof design would be appropriate and the finishes, including the new window to the front, would be reflective of the original dwelling. As such the extension would be of an acceptable scale and design for the host dwelling and would not detrimentally affect the visual amenity of the area.

The extension would sit along the side elevation of the adjacent property, 4 Willaston Drive. There are no windows in the side of the No.4 and as such the proposal would have no impact on the amenity levels of this dwelling or any surrounding property.

The area to the side of the dwelling is currently a driveway. However, the Councils Householder SPD states the minimum dimensions that must be achieved to classify as a useable parking space. In particular, it is necessary that driveways to the side of a property have a minimum width of 2.75m. Currently the area between the property and the side boundary is only 2.45m in width. Therefore, this does not qualify as a useable space and the erection of the extension in this location would not be regarded as a reduction in the parking provisions. The extension would not create any additional parking needs and therefore the proposal would not raise any highway safety concerns.

CONCLUSION

The proposed extension is minor in scale and the design is considered acceptable for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/09/2021	2	-	PROPOSED GROUND FLOOR PLAN
09/09/2021	5	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

28 October 2021

Alan Kilroe

1 November 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02