

Regeneration and Economic Development Department

APPLICATION NO: 21/00134/FUL

APPLICANT: Mr Leigh Highton

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 2 Lancing Close, Halewood, L25 9PZ

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

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 property is a two-storey end terrace, located on Lancing Close, Halewood. It is of red brick construction and comprises a gable end roof. The property is set back from the highway, at the end of paved walkway, which is blocked by bollards. There is no direct vehicular access to the dwelling.

The application seeks permission for a part two storey, part single storey extension to the side, plus a single story, flat roof extension on the rear. The extension would project 2m from the side elevation, at the front of the property. 2.7m into the extension it would then step out a further 0.5m to the side, to exploit the angled side boundary. The first floor of the side addition would set back 0.5m from the

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adjoining front wall. The two-storey element would include a gable end roof, with the ridge reaching 7.5m, set approximately 0.5m below the main ridge line.

The proposed rear extension would have a depth of 2m by 8.6m, spanning the full width of the original property plus the side extension. It is proposed with a flat roof attaining a height of 2.7m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in 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 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 two-storey extension would be positioned at the side of the property. As the dwelling is an end terrace, located at the end of a walkway, the extension would not be overly visible from the road known Lancing Close but would be viewed from the pedestrian area. The rear boundary and the rear elevation face towards Parkview Grove. As such the side extension would also be visible within this street. The extension has been designed to accommodate a step back of the front elevation at first floor, plus the ridge height of the roof is set down approximately 0.5m. As a result, the extension will appear subservient, and the gable end roof formation would echo the existing design.

The rear extension is proposed with a flat roof, including two skylights, plus bi-folding doors and window in the rear elevation. The flat roof is considered acceptable within this rear location and given the limited height is would not appear overly prominent within Parkview Grove. The extensions are proposed to be complete in brickwork, concrete tiles, and PVC detailing to match the original dwelling.

The two-storey element on the side would have no impact on the attached dwelling, 4 Lancing Close. While the proposed rear extension would have minimal impact, given its depth would be 2m, plus the flat roof design would limit the overall height.

The side boundary of the site is also shared with 10 Parkview Grove. As this property faces the opposite direction, the front elevation of No.10 roughly faces the same direction as the rear of the application property. Although, the properties are slightly staggered, so the rear building line of No.2 actually sits in front of the principal building line of the adjacent dwelling. As such, the rear end of the two-storey side extension would also sit beyond the front elevation of No.10. However, it would be approximately 3m between the end of the proposed extension and the outer corner of No.10 and it does not appear the 45-degree line from the nearest windows in No.10 would be breeched by this element. The single storey rear extension would then project a further 2m, however it is set in slightly from the boundary. The flat roof design would reach a maximum height of 2.7m, which would not greatly exceed the existing 2m high fence along this boundary especially given the difference in levels between the two dwellings. It is therefore considered that the proposal would not appear overbearing or unduly affect the outlook of the neighbouring property.

The proposed extension would increase the property to a four-bedroom property. The Householder SPD states that the maximum parking standards for this scale of dwelling is 3 parking spaces. However, the property does not currently have any in curtilage parking spaces and there is no direct vehicular access to the property, so it would not be possible to create parking spaces within the site. A number of the surrounding properties, including the adjoining terrace properties do not have private parking spaces. Therefore, the lack of park provisions would not be out keeping with the area and it would not be considered appropriate to resist the development on the inability to increase the parking levels.

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CONCLUSION

It is considered that the design of the proposed extensions would be acceptable on the host dwelling. The scale is appropriate and would not unduly affect the amenity of the surrounding residents or the overall character 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/03/2021	24-02-2020-117	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
11/03/2021	-	-	EXISTING AND PROPOSED SIDE ELEVATION

Informatives

Louise Everard

4 May 2021

Alan Kilroe

4 May 2021

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