

<u>APPLICATION NO:</u>	23/01010/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	54 Hornbeam Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE CONVERSION OF GARAGE TO FORM HABITABLE ROOM AND INTERNAL ALTERATIONS		

Site Description

The application site is located at 54 Hornbeam Road, Halewood and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwellinghouse and is brick facing on its front, side and rear elevations. Along with white UPVC openings and grey, flat, interlocking roof tiles. The property also features a white garage door on its front elevation.

The property is sited on a corner plot and features an open plan layout. The distance between the front elevation of the dwelling to the public highway is approximately 6m. The site is located within a suburban residential area characterised by predominantly detached and semi-detached dwellings. The application site sits in a line of 5 dwellings.

Proposal

The application seeks permission for the erection of a single storey rear extension together with the conversion of the existing garage to form a habitable room, along with internal alterations.

The proposed single storey rear extension would project out by 3.04m and would have a width of 7.44m. The proposal would be served by a flat roof, which would measure 3.03m at the highest point.

The rear elevation of the proposal would feature bi-folding doors, a window and two flat skylights.

The conversion of the existing garage to form a habitable room, would see the refurbishment of the internal garage space and the removal of the existing garage door.

Consultations

Halewood Town Council - No Comments Received.
Highway Authority – No Objections Raised.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO: 03/00746/FUL
PROPOSAL: ERECTION OF 29 NO. DWELLINGS TOGETHER WITH
ALTERATION/CONSTRUCTION OF NEW
VEHICULAR/PEDESTRIAN ACCESSES (AMENDED SCHEME)
DECISION: GRANTED
DECISION DATE: 15 January 2004

Under 03/00746/FUL select Permitted Development Rights have been removed from the application property.

Condition 7 of the Decision Notice states that, Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order amending, revoking or re-enacting that Order) there shall be no extension, enlargement or external alteration to any building forming part of the development hereby permitted, or a garage, car port or other building or enclosure erected within the curtilage of the site.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

Article 35 Statement

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.

Assessment

Saved Policy H5 in the Replacement Unitary Development Plan states that proposals for development within Primarily Residential Areas will be permitted provided that:

1. The Primarily Residential Areas are indicated on the Proposals Map
2. New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:
 - a) Have an unacceptable impact on the amenity occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or,
 - b) Adversely affect the character or street scene of the area.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions and alterations to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing, with white UPVC openings, and flat, interlocking roof tiles. The proposed development would be constructed with matching brickwork and include materials that match with those found on the application property. This includes any brick detailing, i.e. the soldier brick or contrasting colour string of bricks on the front elevation of the dwelling to be being carried over and emulated to ensure that the proposed garage conversion to form a habitable room is in keeping with the design and character of the application property.

The fenestration for the proposal to replace the existing garage door would match the existing windows found on the front elevation of the dwelling. This would be the same width as the garage door and the section beneath would be infilled with matching brickwork of the dwelling.

The proposed rear extension would feature a flat roof. Although, this is not in cohesion with the existing pitched roof of the application property and a departure from the Householder Development SPD, it would not be considered to result in unacceptable harm to the design. The proposed development would be sited to the rear of the property, in the private amenity area and is single storey. In addition, there is a brick boundary wall at a height of 1.91m to provide effective screening for the bulk of the proposed rear extension. From the submitted Proposed Elevations, 1.12m of the proposal would be visible from the highway of Birchen Road, but this is not considered to cause unacceptable harm on the overall character of the area.

Therefore, it is considered that the proposed development has an acceptable design and does not conflict with any of the Saved Policies of H5 and H8 and is in accord with the Householder Development SPD.

The application site is sited on a corner plot. The Householder Development SPD states that particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable 'pinch points' to at the entrance to side roads.

It also states that sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.

The proposed development would be constructed to the same width of the existing dwelling (7.44m) and would not be considered to have any detrimental impact on the character of the area. It would not be constructed any closer to the side boundary than the existing dwelling and subsequently would not impact adversely on the street scene.

The Householder Development SPD states that single storey extensions on corner plots should normally be set-in 2m from the side boundary and not exceed half the width of the dwelling. The proposed development would be located 1.36m from the side boundary and would be the same width of the dwelling. Although, this contravenes with the guidance, it would be acceptable to relax this on this occasion, as this would be in keeping with the existing dwelling and would not be considered to cause adverse harm to the character of the area or interfere with highway visibility.

Moreover, the proposal would be constructed to the rear of the dwelling and there would be no additional projection past the existing side elevation and would not result in the creation of any 'pinch points'.

The proposed development would not be considered to impact on the building lines present in the area or appear unduly dominant. In addition, the site is well screened with only 1.12 of the proposal being visible from the highway of Birchin Road and would be seen as a subordinate addition to the dwelling. The scale and mass of the proposal would be acceptable, and a single-storey rear extension would be acceptable in principle.

The street scene contains properties that have also completed conversions of integral garages to form habitable rooms. This includes no.58 Hornbeam Road. The Local Planning Authority holds no record of this conversion, but the garage room has been renovated both internally and externally. The exterior is in keeping with the original dwelling and demonstrates that the proposed development of this application would not appear inconsistent in the street scene.

Several of the dwellings in the immediate building line of the application site have also had single storey rear alterations to the property. No.62, 58, 56 all feature single storey rear extensions.

Residential Amenity

56 Hornbeam Road

No.56 is the adjacent dwelling and is a detached property, sited to the West of the application site. The original front and rear building lines of no.56 sit in line with the application property. No.56 benefits from a rear conservatory which projects out by approximately 3m, as well as a timber shed that projects out by approximately 4m and sited on the party boundary shared with the application site.

The proposed development would project 3m and would not be considered to cause any significant harm on amenities.

There is also sufficient boundary treatment between the two properties in the form of 1.8m timber boundary fencing.

Overall, the proposed development is considered to be in accord with the guidance of the Householder Development SPD and would not be considered to cause any significant harm to the amenities and privacy of the occupants of no.56.

62 Birchin Road

No.62 is a terraced dwelling and is sited to North-West of the application site. The gable wall of no.62 faces the rear elevation of the application property. There are no windows on the gable wall of no.62.

The proposed development is considered to be in accord with the guidance of the Householder Development SPD and would not be considered to cause any significant harm to the amenities and privacy of the occupants of no.62.

No other local residents are considered to suffer any adverse harm to their amenities or privacy as a result of the proposed development.

Highways

The application site features parking to the front of the property in the form of hardstanding which can accommodate 1 vehicle, this would be retained.

The existing garage of the dwelling has internal dimensions of 2.5m x 5.15m. The Householder Development SPD states that, garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m.

Therefore, the proposed development would not be considered to require any additional or replacement parking spaces. Furthermore, Highways were consulted on the proposal and did not raise any objections on any potential parking concerns or adverse impacts on highway safety. The existing highway conditions would allow any necessary parking to be provided through on-street parking and this is not deemed this would cause any significant harm to motorists.

Overall, it is considered that the proposed development would be acceptable and would not cause adverse harm to the highway.

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 subject to conditions.

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
24/05/2023	54HR/SPO1	-	LOCATION PLAN
24/05/2023	54HR/01	-	FLOOR PLANS AS EXISTING AND PROPOSED
24/05/2023	54HR/03	-	ELEVATIONS AND SECTION AS PROPOSED
24/05/2023	54HR/SP02	-	SITE PLAN

Signed Case Officer¹:

Reece Black

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

**Signed Authorising
Officer²:**

K Foster

Date:

7 August 2023

Informatives

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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Appendix 1 – Site Photographs



