

Regeneration and Economic Development Department

APPLICATION NO: 21/00846/FUL

APPLICANT: Mr David Harmon

WARD AFFECTED: Stockbridge

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF 2NO SHEDS AND INSTALLATION OF PAVING TO REAR

LOCATION OF SITE: 10 Higherfield Crescent, Huyton, Knowsley, L34 4AX,

KNOWSLEY LOCAL PLAN ALLOCATION –

Sustainable Urban Extension - Sustainable Urban Extension

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:

Knowsley Parish Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

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

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 detached dwelling within Higherfield Crescent, a modern housing estate. Permission is sought for the erection of a single storey extension to the rear, with a paved area wrapping around it. It would project 5m from the rear elevation and have a width of 5.5m. It is proposed with a dual pitched roof, with eaves reaching 2.6m and the ridge attaining a maximum height of 3.8m.

The proposal also includes two small sheds, to the rear of the original dwelling and they would be positioned between the proposed rear extension and the common boundary with 12 Higherfield Crescent.

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

The sheds would sit side by side, each with their own footprint of 1.8m x 1.2m and a maximum height of 2m.

POLICY CONSIDERATION

The property sits within a residential estate and 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 proposed extension would be placed to the rear of the property and therefore would not be visible within the street scene. The dual pitched roof would echo the original dwelling and the finishing materials are also proposed to match the existing. The overall design of the extension is in keeping with the character of the property. The proposed sheds are small in scale and would be typical in appearance. Given the location within the private rear garden area, they would have no significant affect on the visual amenity of the area.

With regards to residential amenity, the Householder SPD advises that single storey extension of 4m in depth are generally supported, while anything over this distance would only be appropriate if it did not breach the relevant 45 degree lines from the neighbouring dwellings. The extension would have a depth of 5m and be set in approximately 4.6m from the boundary with 8 Higherfield Crescent. While it would be only be set 2.5m from the common boundary with 12 Higherfield Crescent, it would sit parallel to their detached garage which is positioned to the rear, along the side boundary. While the 45 degree lines have not been indicated, given the distance to the boundary, together with the relationship with the adjacent garage, it is evident that the single storey extension would not significantly affect the outlook from either of these dwellings. The small sheds would also be located adjacent to the neighbouring garage at no.12 and given the limited height would not cause undue harm. As such the proposal is deemed acceptable and would retain satisfactory amenity values for the neighbouring residents.

CONCLUSION

The proposed rear extension and two sheds are considered to be of an acceptable design and scale for the dwelling. Their addition would have no significant impact on the amenity of the surrounding residents or the character of the wider 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 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

- 3) The materials to be used on the external surfaces of the sheds hereby permitted shall material those details within the shed specification details submitted 13/12/2021.

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 be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/12/2021	Shed elevations and spec	-	PROPOSED SHED PLANS AND ELEVATIONS
25/10/2021	10/Hig/10/21/04	-	PROPOSED REAR ELEVATION
25/10/2021	10/Hig/10/21/012	-	PROPOSED SIDE ELEVATION
25/10/2021	10/Hig/10/21/055	-	PROPOSED FIRST FLOOR PLAN
25/10/2021	10/Hig/10/21/033	-	PROPOSED SIDE ELEVATION
13/12/2021	10/Hig/10/21/06	-	PROPOSED FLOOR PLAN

Informatives

Louise Everard

19 January 2022

Alan Kilroe

24 January 2022

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