

<u>APPLICATION NO:</u>	24/00070/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	1 Redoaks Way, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application site is located at 1 Redoaks Way, Halewood and is situated within an area designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is brick facing on its front, side and rear elevations, together with white UPVC openings and grey, flat, interlocking roof tiles.

The property benefits from a detached garage, adjacent to the side and rear elevation of the dwelling. The front of the garage is set-back from the public highway by approximately 13.5m and served by hard-standing to the side elevation of the dwelling, which provides parking for two vehicles within the curtilage of the dwelling.

The front elevation of the property is North-Eastern facing and fronts a spacious cul-de-sac and flats beyond with designated parking. The property is otherwise bounded by other residential dwellings.

Proposal

The application seeks permission for the erection of a single storey side extension together with conversion of garage to habitable room.

The proposed side extension would have a width of 2.73m and a depth of 6.57m and would then connect to the existing garage to create an enlarged internal for the dwelling. The front elevation of the proposal would be set-back from the front elevation of the dwelling by approximately 4m.

The proposed side extension would be served by a hipped roof which would measure 2.31m at the eaves and 4.13m.

The proposal would feature a window on the front elevation and two rooflights on the South-East facing slope.

Consultations

Halewood Town Council - No Comments Received.
Highways – No Objections Received.

Representations

This application has been publicised by letters sent to 15 neighbours.

There have been 0 letters of objection, 0 letters of support and 1 letter of comment. The representations are summarised as follows:-

7 Lightoaks Drive – Representation – pathway at back provides rear access to numbers 7 & 9 Lightoaks Drive and as long as access isn't affected, and boundaries are adhered too (including guttering and roofing) we are looking to sell in the next couple years so need to make sure boundaries are adhered too as know this can affect sales.

Planning History

No relevant recorded planning history.

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

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

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 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.

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 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 side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

Design

The existing dwelling is brick facing, with white UPVC windows and doors, and flat, roof tiles. The proposed development would also be brick facing and would include materials to match the existing application property and the design would respond accordingly to the design of the original dwelling. The proposal would be served by a pitched (hipped) roof. The proposal would feature an acceptable scale and would be a subordinate addition to the original dwelling.

The proposed development would be considered to feature an acceptable design, would be in accord with the Householder Development SPD and Saved Policy H5 and H8.

Residential Amenity

The proposed development would not be considered to cause any adverse harm to neighbouring amenities.

2 Redoaks Way

No.2 is the paired, semi-detached property, the front and rear elevations sit parallel to one another. No.2 benefits from a detached garage just beyond its rear elevation.

The proposed development would not be considered to result in a significant material change to residential amenities or privacy to the occupants of No.2 from existing. The proposal would not project past the front elevation of the original dwelling and would therefore not be readily visible to the occupants of No.2, the garage works would also be internal, and no new windows would be installed and would therefore not change the existing relationship between the properties.

Overall, the proposed development would be in accord with the Householder Development SPD and Saved Policy H5 and H8 and would not be considered to have any significant impact on the amenities or privacy of the occupants of No.2.

7 Lightoaks Drive

No.7 is the end-terraced dwelling and is located on the corner plot situated at the entrance of the cul-de-sac which the application property is located within. The rear elevation of No.7 faces the side elevation of the application property at an approximate interface distance of 12.92m. The property benefits from a single storey rear extension together with an adjoining garage adjacent.

The proposed development would not be considered to result in any significant adverse harm to residential amenity or privacy given the single storey nature of the proposal and would not be considered to result in appearing unduly dominant or create an unacceptable overshadowing. The rooflights would also not be considered to facilitate in any overlooking between the two properties and the proposal would feature acceptable fenestration.

No.7 submitted a representation as outlined earlier and these comments have been acknowledged. The plans do not appear to indicate that there would be any encroachment into land outside of their ownership and therefore this should not impact on boundaries and access to rear gardens would still remain in use for the residents of Lightoaks Drive.

Overall, the proposed development would be in accord with the Householder Development SPD and Saved Policy H5 and H8 and would not be considered to have any significant impact on the amenities or privacy of the occupants of No.7.

9 and 11 Lightoaks Drive would also not be considered to suffer any worsened residential amenity or privacy from existing as a result of the proposed development.

No other residential properties in the locality would be considered to suffer any significant harm to existing amenities or privacy as a consequence of the proposed development.

Highways

The submitted plans originally indicated that the front garden area would be changed to serve as a replacement parking space within the curtilage of the dwelling to align closer with the Householder Development SPD and parking requirements.

The garage conversion would result in the loss of a parking space and the erection of the proposed extension would remove the parking space provided from the hardstanding.

However, following discussions with Highways, it was agreed on this occasion that it would be acceptable to allow the front garden area to remain as soft landscaping.

It was observed that the cul-de-sac was not a through route and was rather extensive in size, with a few on-street parked cars but not to the detriment of adverse highway safety or ability to manoeuvre.

On balance, it was considered that this small area of soft landscaping would be more important to retain, given that on-street parking would be acceptable to accommodate any additional or replacement parking requirements, without compromising highway safety.

Furthermore, given that the Householder Development SPD asserts three spaces within the curtilage of the dwelling are a maximum parking requirement, it would not be unacceptable to allow the second parking space to be provided through on-street parking. As stated, this was agreed with the Council's internal Highway Officer and therefore supported on this occasion. This was emphasised that this was due to the site context allowing this.

This would ensure that the proposed development would further accord with Saved Policy H8 e) by ensuring a balance of adequate parking and garden space to be retained for the benefit of its residents.

Overall, it has been sufficiently considered and consulted to ensure the development would not have an unacceptable impact on highway safety or conditions. The proposal would be in accord with the Householder Development SPD and Saved Policy H5 and H8 and would not have an unacceptable impact on highway safety.

Other Issues

Bin storage

6.14 of the Householder Development SPD states that, the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out, the storing of refuse bins, etc.

The proposed development would leave an approximate distance of 7.23m between the front elevation and the public highway, which would allow bins to be stored to the front of the proposal and leave sufficient room for one vehicle to be parked within the curtilage of the dwelling. Given other residents leave bins to the front or side of the property, it would not be considered proportionate to request or Condition bin storage. This would not be considered detrimental or harmful to the character or street scene of the locality.

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
12/02/2024	L266BN/1/02	-	EXISTING AND PROPOSED ELEVATIONS
22/04/2024	L266BN/1/02	REV A	EXISTING AND PROPOSED FLOORPLANS AND SITE PLANS. LOCATION PLAN.

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **29 April 2024**

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

² 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

Informatives

- 1 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