

<u>APPLICATION NO:</u>	24/00025/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	104 Mackets Lane, Halewood, Knowsley, L25 0LL		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION AND DORMER LOFT CONVERSION		

Site Description

The application property is located within a primarily residential area. It is finished in painted concrete stone cladding at the front elevation and a textured rendered finish at the rear. It features white UPVC windows and doors. The property has been previously extended in the form of a two storey side extension. The property accommodates a hybrid roof arrangement consisting of the original hipped roof whereas the extension accommodates a gable roof.

Parking is available for 2no. cars on the existing hardstanding which is contained by dwarf wall.

Proposal

The application proposals seek permission for the erection a single storey rear extension together with loft conversion incorporating a rear dormer.

The single storey rear extension would measure 5m – 5.68m in depth and span a width of 8m. It would accommodate a flat roof incorporating roof lantern measuring 2.85m at the eaves and attaining a maximum height of 3.5m.

The hybrid roof will be replaced with a traditional hipped roof measuring 5.47m at the eaves and 8.29m at its highest point. The dormer would span 5.54m in width, 2m in height and a depth of 3.45m sitting marginally below the existing roof ridge.

The proposals would provide new open plan kitchen, living and dining area and internal alterations to accommodate a utility room at ground level. The loft conversion would provide a replacement bedroom, en-suite and dressing room.

Consultations

Highways Authority – No objections raised.

Representations

This application has been publicised following two rounds of consultation by letters to 8 neighbours. No objections have been submitted.

Planning History

Ref: 74/03741/HIST – Garage and kitchen with bedroom and bathroom above.
Granted 12th December 1978.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as within a Primarily Residential Area within the adopted Development Plan. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

Design

The single storey extension would accommodate a flat roof incorporating roof lantern. Whilst typical flat roof are to be avoided the inclusion of the roof lantern adds to the design and is acceptable.

The rear extension would be faced in white render. The applicant has confirmed that they intend to render the entire property to match that of the rear extension and therefore would be in keeping with the host property in terms of design.

The loft conversion and dormer would replace the hybrid roof arrangement and instead the existing hip roof will be extended which is more in keeping with the host property and properties found within the wider street scene. The dormer would be faced in roof tiles and include 1no. window and 1no. Juliet balcony at the rear elevation. It is set back 1m from the edge of the roof slope and sited .44m from the party wall. This falls marginally below the threshold applied by the Householder Development SPD but would largely fall under the umbrella of permitted development rights which represents a realistic fall back position the applicant could undertake. Overall, it is therefore considered acceptable in terms of design.

Residential Amenity

No. 106 Mackets Lane

No. 106 is the neighbouring semi-detached property. The proposed single storey extension would project 2.13m beyond the rear elevation of the neighbouring property. The Householder Development SPD states that single storey rear extensions beyond 4m will need to ensure the 45 degree rule is not breached. Given the neighbours extension, 45 degree rule would not be breached and the projected depth would be within the guidelines advised by the SPD when the neighbours extension is taking into considered. As such, it is not considered that this aspect of the development will adversely affect neighbours amenity.

Turning to the loft conversion, like no. 102 the dormer would introduce new views into the private amenity space. However, given that the works could be undertaken via permitted development rights it is not considered that it would be unacceptable sufficient to warrant refusal on this basis.

As such, the existing and future occupiers of no. 106 will not be adversely affected by the proposed development.

No. 102 Mackets Lane

No. 102 is the adjoining semi-detached property. The extension would not breach the

45 degree rule and would only extend roughly 400mm beyond the rear elevation of no. 102's rear extension. The Householder Development SPD allows rear extensions up to 4m. As such, when taking account the neighbouring extension this aspect of development would be in accordance with the Householder Development SPD.

Although the roof dormer would allow for new views into the private amenity space of no. 102, similar works at an increased size could be undertaken via permitted development rights representing a realistic fall back position the applicant could undertake. The dormer is largely in compliance with the Householder Development SPD in terms of scale and massing and it is therefore considered acceptable in terms of design and would not result in an overbearing impact to neighbours amenity.

Overall, development would not affect the residential amenity of existing and future occupiers.

Highways

There would be no adverse impact on highways safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 will 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 host 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.

Date Received	Ref. No	Version	Drawing/Document Title
19.02.2024	A100		LOCATION PLAN, EXISTING AND PROPOSED SITE PLAN
22.01.2024	A103		PROPOSED FLOOR PLAN
22.01.2024	A104		PROPOSED ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **30 April 2024**

Appendix 1: Site visit photograph

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.



