

<u>APPLICATION NO:</u>	22/00720/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	7 Rawlinson Crescent, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY REAR EXTENSION		

Site Description

The application property is located at 7 Rawlinson Crescent, Halewood. The property is a detached dwelling house, and is located in what is allocated as a Primarily Residential Area in the development Plan. The property is red brick facing on its front, side and rear elevations. In addition, it has white UPVC on the windows and doors, along with a brown, flat tiled, interlocking roof. The application property also benefits from a two-storey side extension, with a garage at the front of the ground floor and this is attached to the gable of the adjacent semi-detached dwelling houses that lie to the south of the property.

There is a railway line further to the south/south-east of the application site.

Proposal

The application seeks permission for the erection of a two-storey rear extension. The proposal will also see internal alterations of a garage conversion into habitable room(s). This report will focus on the permission of the two-storey rear extension as this is the portion of the application which require planning permission.

Although the garage conversion into habitable room(s) has been included in this application. It does not come into conflict with any criteria for Permitted Development and therefore it would not require full planning permission.

The two-storey rear extension would project 1.53m from the main, original rear elevation of the dwelling and would span a length of 6m across the rear elevation. It will bring the original rear elevation to sit flush with the two-storey side extension's rear elevation. This would result in a cumulative length of 9.98m on the rear elevation. The two-storey rear extension would be served by a hipped roof. The eaves of this roof would measure at a height of 5.21m and the highest point of the roof, the ridge line, would measure at 6.23m. The ground floor rear elevation would also have patio doors.

The previously submitted plans for this application saw the two-storey rear extension being served by a dual pitched roof, which originally was level with the roofline of the existing dwelling.

Consultations

Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

APP. NO: 74/02002/HIST
PROPOSAL: 7 RAWLINSON CRES HALEWOOD :- ATTACHED GARAGE
WITH 2 BEDROOMS BUILT OVER
DECISION: GRANTED
DECISION DATE: 1 October 1976

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.

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.

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

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 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 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.

The Householder Development SPD states that for two storey rear extensions of up to 3 metres will normally be acceptable.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and would have a hipped roof. The extension has an acceptable design and is in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

The Householder Development SPD states that two-storey extensions should normally have a pitched roof. Although the proposed developments hipped roof is not fully in keeping with the Householder Development, by not featuring a pitched roof, a hipped roof would be more appropriate in this context. Given that, the existing two-storey side extension, (which is served predominantly by a flat roof, and a small, pitched roof on the front elevation which screens the flat roof from the highway.) It was more appropriate for a hipped roof to be employed for this application to ensure the roof looked cohesive, tied together and not muddled or obstructive. In addition, when compared to the local character of the area, a hipped roof was a more appropriate choice as the original design appeared large and a stark contrast from the side elevation to the existing dwelling. The employment of the hipped roof (and lowered height of the ridge line from the originally submitted plans), ensures that the proposed development would be a subordinate and sympathetic addition to the original dwelling. This selection of roof and the overall design would largely accord with the Householder Development SPD and Saved Policy H8 and would be an appropriate design.

Amenity

The Householder Development SPD states that two storey rear extensions would not normally be allowed to come within 7 metres from the rear boundary.

The Householder Development SPD states that 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. The proposed development would be considered in keeping with the Householder Development SPD and Saved Policy H8.

6 Rawlinson Crescent

No.6 is situated to the south/south-west of the application site. The front and rear elevations of no.6 are set back further behind the application sites original front and rear elevations by approximately 3m. No.6 benefits from a two-storey side extension, with a garage on the ground floor. The proposed development would not project past the rear elevation of no.6 and would therefore not be readily visible to the occupants of no.6. There is also sufficient fencing on the party boundary between no.6 and the application property's rear garden. Overall, the proposed development would accord with the Householder Development SPD and would not have an unacceptable impact on the amenity or privacy of 6's occupants.

8 Rawlinson Crescent

No.8 is located to the north/north-west of the application site. The front and rear elevations of no.8 are roughly in line with the front and rear elevations of the applicant site. No.8 benefits from a single storey side extension in the form of a garage and a conservatory at the rear of the property. The proposed development would project 1.53m from the rear elevation of the application sites rear elevation. This would be in accordance with the Householder Development SPD and the 3m projection which would normally be acceptable. There is also sufficient fencing on the party boundary between no.8 and the application property's rear garden. The proposed development would accord with the Householder Development SPD and would not have an unacceptable impact on the amenity of privacy of no.8's occupants.

Highways

The property currently has one off-street parking space (by the Householder Development SPD standards) which would not be affected by the proposed development. This is because there are no additional bedrooms being introduced to the application site, there is no requirement for an additional off-street parking space.

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 conditions:-

- 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.

- 3) 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
05/01/2023	TQRQM2300511051 0041	-	
18/11/2022	SK 004	-	PROPOSED SECTION
18/11/2022	SK 002	REV A	PROPOSED FLOOR PLANS
09/02/2023	SK 003 b	-	PROPOSED ELEVATIONS

Signed Case Officer: 1

Reece Black

**Signed Authorising
Officer: 2**

Mark Quinn

21/02/2023

Date:

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

Appendix 1 – Site Photographs





