

<u>APPLICATION NO:</u>	22/00285/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	37 Turnstone Drive, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY EXTENSION TO REAR AND SIDE		

Knowsley Local Plan Allocation

Primarily Residential Area

Site Description

The application relates to a semi-detached dwelling located on Turnstone Drive, Halewood on an established residential development in Halewood.

Proposal

The application proposes the erection of a single storey extension to the rear that would extend beyond the gable elevation to the side. The extension would provide open-plan kitchen / diner accommodation area.

An existing detached garage has been demolished to make way for the proposed extension (not development as less than 50 cubic m). The proposed extension would extend between 2.9 m and 3.09 m out to the rear and project 2.4 m out from the existing gable. The extension would have a mono-pitched roof which would attain a maximum height of 3.04 m.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 6 neighbours. The proposed development proposals have been amended during the consideration of the application. Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it was considered that the proposed amendments constitute substantial differences to the originally submitted proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and has re-consulted in order to make sure that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change.

No representations have been received.

Planning History

K/APP/14740

Erection of 6 no. dwellings - Plots 24-28 and 77 Church Grange, Okell Drive, Halewood.

Granted - February 1993.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

National Planning Policy Framework

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

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

Layout

The proposed extension would be located to the rear / side. A garage, which was located to the rear, has been demolished with the side wall retained as a boundary wall. The extension would be located on part of the area where the garage stood. The extension would leave adequate room to the rear of the dwelling to provide adequate private amenity space.

Bin Storage

The proposed extension would remove access to the rear of the dwelling for the storage of bins. The Householder SPD indicates that *"extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene..."* The application has been amended to include provision of a bin storage. Bins would be stored in a timber bin store located at the front of the extension and at the side of the dwelling. The store would be set well back from the street frontage and would not therefore have a detrimental impact on the street scene.

Design

The extension would have a mono-pitched roof sloping upwards from the rear elevation to the existing rear elevation, incorporating 3 no. roof lights within the rear roof slope. There would be bi-fold doors to the rear elevation. No windows are proposed to either side or to the front elevation facing the street.

The Householder Development SPD states that *"when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate... The overriding principle is the selection of design, angle of pitch, external materials, scale/proportion and colour which is sympathetic and appropriate to the host dwelling and the character of the surrounding area."* Paragraph 53 of the National Design Guide also advises that development should be influenced by the characteristics of the existing built form (including roofscapes).

Due to the extension projecting beyond the existing gable wall to the side, the mono-pitched roof would present the highest part of the roof to the front elevation and as a blank wall with barge board above. Whilst this would not reflect the duo-pitched roof of the host dwelling, the extension would be set back approximately 7.9 m from the front elevation of the host dwelling and approximately 14 m from the back of the pavement. The extension would not therefore be highly visible and would be of an acceptable design. In this instance, it is not considered that it would harm the character of the host dwelling or the streetscene.

Consequently, the proposed development is acceptable and complies with the NPPF, National Design Guide (2021), Knowsley Local Plan: Core Strategy Policies, Knowsley UDP Saved Policies and the Knowsley Householder Development SPD.

Parking

The host dwelling is a 3-bedroom property built originally with a detached garage. The development would not increase the number of bedrooms. The parking standards for this dwelling is 2 spaces on site.

The Council's 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."*

According to the approved plans (Ref: K/APP/14740 Plots 24-28 and 77 Church Grange, Okell Drive - Erection of 6 no. dwellings), the garage had external dimensions of 2805 mm by 5502 mm which is slightly smaller than considered usable. Furthermore, the original garage was sited behind the rear of the host dwelling by approximately 400mm and slightly behind the gable (800mm) into the rear garden. Given the juxtaposition with the dwelling, it is considered that the garage would not have been easily accessed and taking

both aspects together it is not considered that this should be regarded as the loss of a useable parking space.

Turning to the driveway to the side of the dwelling, the Householder SPD states that car spaces provided at the side of dwellings should have a width of 2.75m (this width is necessary to enable a car door to be opened and used satisfactorily). The distance between the common boundary with No. 35 and the gable of the host dwelling measures approximately 2.5 m. A boundary fence runs along that boundary for approximately 3 m from the rear of the house, after that point the shared driveway is free from boundary treatment. Despite the width it is considered that as the driveway is unhindered by a boundary fence and abuts the neighbours drive, this amounts to usable parking space. The driveway to the side would be maintained and approximately 14 m in length of the existing driveway to the side of the dwelling would remain to the front of the proposed extension, approximately 6.15 m forward of the front wall of the host dwelling.

The proposed development has been amended to reduce the size of the extension to the side of the dwelling. Officers have negotiated a revised layout as the original scheme proposed that the extension would extend the full depth of the gable of the host dwelling which would have resulted in the loss of curtilage parking and the ability of the site to accommodate sufficient off-street parking to meet the Council's parking standards. In addition, the development would, due to the positioning of the proposed extension along the common boundary with No. 35 Turnstone Drive, have been likely to restrict the occupiers of the neighbouring property from opening vehicle doors on their driveway, to the detriment of their residential amenity.

The amended scheme would ensure that adequate parking would remain in-curtilage without impact on the neighbouring property. The development would therefore comply with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that: *"A single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling"*. The proposed extension would project between 2.9 m and 3.09 m from the existing rear elevation.

Impact on No. 35 Turnstone Drive

The adjacent neighbouring property is set back approximately 550 mm from the rear of the host dwelling. The extension would run along the common boundary with this property.

The applicant has retained the side wall of the former garage which now acts as a boundary wall. Given that the extension would replace the garage and taking into account the proposed projection taken with the juxtaposition of the two dwellings, the extension would not have any detrimental impact on the neighbour of No. 35 in terms of outlook, overshadowing or loss of privacy.

Impact on No. 39 Turnstone Drive

The proposed extension would be set on the boundary with No. 39 the attached semi-detached dwelling projecting 2.9 m from the rear of the host dwelling. The extension would be within acceptable limits to ensure that the development would not have a detrimental impact on the occupiers of No. 39.

Other Issues

None.

Conclusion

The proposal would not have an acceptable impact on the character of the dwelling and the visual amenity of the streetscene; sufficient off-street parking would be retained; and there would be no harm to the residential amenities of the occupiers of the adjacent dwellings. As such, the proposal complies with the NPPF, Saved UDP Policies H5 and H8, Policies CS2 and CS19 of the Local Plan and the Householder Development SPD. Therefore, the application is recommended for approval.

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 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 the National Planning Policy Framework (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the Householder Development SPD (2016).

- 4) Prior to the first occupation of the extension hereby permitted the bin store shall be in place in accordance with the agreed detail and retained as such, or similar provision made, for use at all times afterwards.

Reason: In the interests of residential and visual amenity and to comply with the National Planning Policy Framework (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/09/2022	BAR-TUR-BR-DR-LP-01	REV. D	LOCATION, SITE AND BLOCK PLAN
02/09/2022	BAR-TUR-BR-DL-EL-02	REV. D	PROPOSED ELEVATIONS
02/08/2022	BAR-TUR-BR-DR-FP-02	REV. B	PROPOSED GROUND FLOOR

02/09/2022	-	-	ROWLINSON LARGE TIMBER TRIPLE WHEELIE BIN STORAGE
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Signed Case Officer: M Wishart

**Signed Authorising
Officer:** M Quinn

Date: 19/10/2022

Informatives

None.

Appendix 1 – Site Photographs



