

Regeneration and Economic Development Department

APPLICATION NO: 21/00740/FUL

APPLICANT: Mrs Kathryn McDougall

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE/FRONT/ REAR EXTENSION TOGETHER WITH THE REPLACEMENT OF DINING ROOM ROOF AND INSTALLATION OF SKYLIGHTS TO KITCHEN AND DINING ROOM

LOCATION OF SITE: 75 Beechwood Avenue, Halewood, L26 1XA

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

Primary Residential Development - Primary Residential Development

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:

Halewood Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 15 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PLANNING HISTORY

06/00701/FUL - ERECTION OF TWO STOREY EXTENSION TO PART OF THE FRONT OF THE DWELLING TO FORM PORCH AND EXTENDED BATHROOM. Granted - 08.11.2006

PROPOSAL

The application relates to a semi-detached house on Beechwood Avenue. The proposal is for a single storey extension to the side and rear of the house to give a W.C, utility room to the side and an extended kitchen to the side and rear (incorporating the existing kitchen) which would tie into the

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

existing single storey rear dining room extension which is adjacent the party boundary with the adjoining house. The front of the side extension would tie in with the front of the existing porch. The side extension would 1.75m wide and at the rear the extension would project approximately 1.7 m with the rear elevation tying into the rear elevation of the dining room extension. There would be a distance of between approximately 0.68m-0.84m between the gable of the extension and the party boundary with the neighbouring house to allow bin access on refuse collection days. The extension would have a sloping roof with roof lights tied into the porch roof at the front and extended across the dining room extension.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies. The side extension and the rear extension on their own would each be permitted development. Planning permission is required due to the extension being a wrap-around and therefore, due to the connectivity element connecting the side and rear elements, the extension is wider than half the existing house, and therefore requires planning permission.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is acceptable and broadly in compliance with the existing dwelling. The proposal would not be detrimental to the outlook of the neighbouring properties or to the visual amenities of the area. The proposal would not cause crime or anti-social behaviour. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The front garden area is mostly hard surfaced or gravel at present and could be laid out to accommodate two cars provided the front wall was removed and an additional vehicle access installed. No other highways issues are raised. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and raises no residential amenity issues, including privacy. The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposal is for an extension to a house which is acceptable in design and raises no visual or residential amenity concerns. Two spaces can be accommodated within the front garden area. The proposal complies with planning policies and is recommended for approval.

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.

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

- 3) Notwithstanding any materials details submitted 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 Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 4) The front garden area shall be laid out to allow two cars to park within the front garden area prior to the first use of the extension hereby permitted. For the avoidance this shall entail the whole front garden area being hard surfaced with either tarmac/paving/pavers (existing flags can be retained), drainage installed to ensure that there is no surface water run-off onto the public highway or neighbouring properties, the existing front wall removed, and an additional vehicle access installed off Beechwood Avenue or the existing access widened. The front garden area shall be so maintained at all times for such purposes.

Reason: To ensure that sufficient in-curtilage parking is maintained in the interests of highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/10/2021	-	-	Location Plan
07/10/2021	-	-	Proposed Floor Plan
14/10/2021	-	-	Proposed Elevations

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 The Highway Act 1980, Section 1984, empowers the Highway Authority to require the construction of a carriageway across the grass verge or footway.

Knowsley Borough Council have resolved that all such crossings shall be constructed by, or under the supervision of, the Department of Regeneration, Economy and Skills. Arrangements for construction of the vehicular crossing hereby permitted shall be made with the Council's Highway Authority. The applicant/developer should contact the Transportation Division of the Council with respect to this matter on 0151 443 2333.

Lee Osborne

13 January 2022

Alan Kilroe

14 January 2022

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

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