

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/01384/FUL **CASE OFFICER:** Andrew Hunt

WARD: Halewood South **PARISH:** Halewood
Town Council

LOCATION: 45 Hollies Road, Halewood, Knowsley, L26 0TE

PROPOSAL: DEMOLITION OF CONSERVATORY AND FRONT PORCH/BAY
WINDOW AND THE ERECTION OF A PART SINGLE STOREY PART
TWO STOREY REAR EXTENSION TOGETHER WITH THE
ERECTION OF A NEW FRONT PORCH

Site Description

The application site is a Semi - Detached house in a residential area. The site is situated on Hollies Road, Halewood. The area is characterised by semi-detached dwellings with distinctive sloping roofs. The attached neighbouring dwelling 47 has a rear conservatory and is of similar sloped design.

Proposal

The proposal is for the demolition of conservatory and front porch/bay window and the erection of a part single storey part two storey rear extension together with the erection of a new front porch.

The new front porch would project 0.78 metres forward on the main dwelling.
The single storey rear extension would project 3.37 metres at the rear.
The two-storey extension would project 3.37 metres at the rear.

Consultations

N/A

Representations

This application has been publicised by letters sent to 6 neighbours with two rounds of consultation.

- 1 Comment and 2 objections were received the original consultation.
- 2 Objections have been received to the amended plans.

Original Consultation

Comment

- We are concerned about structural changes impacting on our property, we request that a RICS Home Survey Level 3 be undertaken at the applicant's

expense.

Objections

- The proposal will adversely affect the enjoyment of garden areas and is contrary to the Householder Development SPD.
- The distance between the extension and 58/60 Oxford Road would be 19m. This is less than the 22m required under Appendix 4 of the New Residential Development Supplementary Planning Document. It is also less than the 20-metre standard.
- Insufficient information has been provided to measure the 45-degree rule from the neighbours window.
- The site is 60cm higher than 43 and the extension is offset from the boundary by 1m.
- The parking arrangements do not show any dimensions and it is not clear that this would be practical.

Amended Plans Consultation

- We are concerned that the proposed development will affect the structural integrity of our house.
- New windows appear to have been installed on the property different from the existing plans.
- The drawings do not show the full side elevation details.
- The rear 2 storey extension will have an overbearing / overshadowing impact to both no. 43 and no. 47.
- Interface distances to the properties on Oxford Road are not shown and should be taken into account.

Planning History

A previous application was approved at the property for the erection of a porch 74/08581/HIST – approved 1/11/1984).

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)

H8 - Extensions and Alterations to Residential Properties

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

Street Scene

The proposal would involve the demolition of the existing front porch/bay window and a new replacement porch. The replacement porch would have a pitched roof and would not project any further forward than the existing porch. Therefore, the proposal is in accordance with the Householder Development SPD. Overall, there would be no harm to the street scene from the proposal.

Neighbour Amenity

43 Hollies Road

In relation to 43, The ground floor extension would project around 3.3 metres from the rear. This is in accordance with the Householder SPD which allows single storey extensions of up to 4 metres long.

In relation to the first-floor extension, this would project the same length but would be

stepped back 2.25 metres from the boundary. The householder SPD allows two storey extensions of up to 3 metres along the boundary. Permitted Development rights also allow the same length. The additional 33cm is acceptable given the set back of 2.25 metres from the boundary. The overall effect is less than that of a 3-metre-long extension on the boundary. Whilst 45 is higher than 43, the modest length of the two-storey extension combined with its distance from the boundary means that there would not be significant harm to garden area of 43. As a result, the application would not harm the amenity of 43.

47 Hollies Road

In relation to 47, The ground floor extension would project around 3.3 metres from the rear. This is in accordance with the Householder SPD which allows single storey extensions of up to 4 metres long. There is also a conservatory at the rear of 45.

In relation to the first-floor extension, this would project the same length but would be stepped back 1.42 metres from the boundary. The householder SPD allows two storey extensions of up to 3 metres along the boundary. Permitted Development rights also allow the same length. The additional 37cm is acceptable given the set back of 1.42 metres from the boundary. The overall effect is less than that of a 3-metre-long extension on the boundary. As a result, the application would not be harmful to the amenity of 43.

In relation to the 45-degree rule, the plans have been amended to show the full neighbour window. This demonstrates that the extension would comply with the 45-degree rule.

58/60 Oxford Road

In relation to 58/60, the difference between the proposed extension and the rear of 58/60 would be below that of the council's normal interface distance of 22 metres set out in the New Residential Development SPD. (The distance would be slightly over 18 metres). However, a relevant consideration is that a two storey rear extension of up to 3 metres would be permitted development. This represents a fallback position of significant weight. It is considered that the additional 37cm would not materially impact on the privacy of amenity of 58/60 and would not result in significant harm to residential amenity. Therefore, refusal of the application would not be justified.

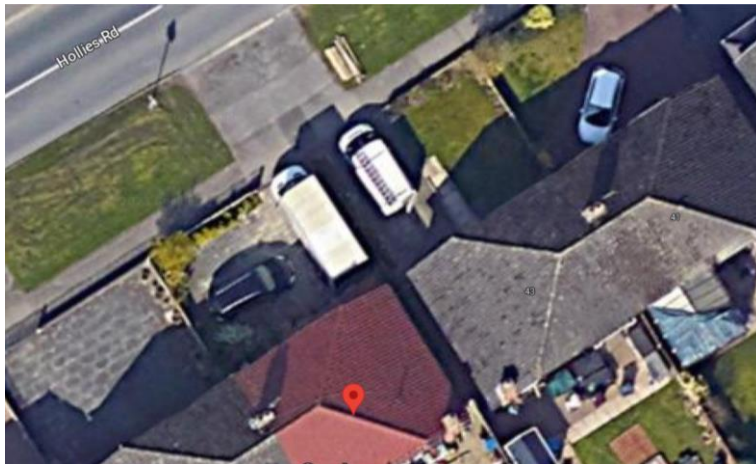
Overall, there would be no harm to the amenity of neighbours.

Highway Safety

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would increase the number of bedrooms from 3 to 4. There are 3 parking spaces shown on the site plan which complies with relevant parking standards.

In relation to the size and practicality of the parking spaces. It can be seen in the image below that a car parked sideways, and a large vehicle can be accommodated. There is also sufficient space for another car to be accommodated to the north of the existing car (parked sideways). This would require the two-side car space to be used first, and the lengthwise space to be used last, however, there is no practical reason why this could not be done. Therefore, there would be no harm to highway safety.



(Figure 1: Showing Cars parked at the property).

Other Considerations

In relation to structural matters, this would not be a planning matter that can be taken into account as structural matters are covered separately by building regulations. It would be for the relevant building control inspector to assess such matters.

New Windows

It appears that the applicant may have already installed the new windows shown on the proposed plans. However, this change is permitted development and would not require planning permission.

Elevation Details

In relation to elevation details. A partial side elevation is shown, that includes the rear extensions. The floorplan has been corrected and this demonstrates that there would be no additional windows or changes to the side of the main dwelling. As the side of the main house would not change, a full side elevations detail of the main house is not needed.

Conclusion

The proposal would be acceptable in relation to Street scene, Neighbour amenity and highway safety. The application complies with local planning policies and 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 following approved plans and documents :-

- a. Existing and Proposed Plans and Elevations – 001- Rev B (received 04/09/2023).

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 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.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

22 September 2023

Informatives

N/A

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

Appendix 1 – Site Photographs



