

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	24/00203/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	254 Higher Road, Halewood, Knowsley, L26 9UE		
<u>PROPOSAL:</u>	SINGLE STOREY REAR AND SIDE EXTENSION AND DEMOLITION OF EXISTING CONSERVATORY		

Site Description

The application site is a detached house fronting onto a main road at Higher Road, Halewood. The site is bounded by housing to the east, a busy main road to the north with a wooded area opposite a footpath with housing to the west and a grassed area to the south. The site has extensive tall trees and vegetation on the southern and western boundary of the site.

Proposal

The proposal is for a single storey rear and side extension and demolition of existing conservatory.

Consultations

N/A

Representations

This application has been publicised by letters sent to 4 neighbours. No objections have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Character of Area

The extension would result in relatively minor changes from the streetscene as the majority of the development would be at the rear with only a small part of the extension visible from the front. The tall vegetation on the boundary would screen the extension from the western side. Therefore, there would be no harm to the character of the area.

Neighbour Amenities

In relation to 252, this is separated by the extension by a footpath and would not be materially affected by the extension.

In relation to 256, the extension would take place on the opposite side of the dwelling away from 256, therefore there would be no harm in relation to loss of light or outlook.

Overall, it is considered that there would not be significant harm to amenity.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. 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. Proposed Elevations – 052024-007 (received 03/05/2024).
 - b. Proposed Ground Floor Plan - 052024-006 (received 03/05/2024).
 - c. Proposed Site Plan - 052024-003 (received 03/05/2024).
 - d. Location Plan - 052024-001 (received 03/05/2024).

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:

6 June 2024

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