

Regeneration and Economic Development Department

APPLICATION NO: 21/00092/FUL

APPLICANT: Miss Steffi Jacobsen

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A FIRST FLOOR SIDE EXTENSION AND A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ADDITION OF A NEW FRONT PORCH

LOCATION OF SITE: 10 Warton Close, Halewood, L25 9SF

KNOWSLEY LOCAL PLAN ALLOCATION –

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

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours.

There have been 1 letters of objection, 0 letters of support and 0 letters of comment. The concerns raised are summarised as follows:-

- Loss of light
- Visual amenity
- If there are windows in the side elevation this would be very intrusive

They also raised concern that it would devalue their property, but this would not be a planning consideration.

ARTICLE 35

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.

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ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two storey, semi-detached dwelling on Warton Close, Halewood. The dwelling is located at the end of a small cul-de-sac and has an existing single storey extension to the side.

The application seeks permission for the addition of a first floor over the existing side extension. It would measure 2.7m in width by a depth of 7.5m and would include a 0.5m step back from the adjoining front elevation. The upper floor would be finished with a gable end roof reaching a maximum height of 7.1m at the ridge, while the eaves would measure 4.7m.

The proposal also includes a single storey extension to the rear, which would span the width of the original property, plus expand across the back of the existing side elevation. It would project 3m from the rear wall and have a total width of 7.6m. This section would comprise a mono-pitched roof, reaching 2.2m to the eaves and 3.3m to the ridge.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposal includes a first-floor addition over the existing side extension, which has been designed to appear subservient to the original property. This included the front elevation being stepped back 0.5m at first floor from the adjoining principal elevation, plus the ridge height is set below the main ridge. It is proposed in materials to match the main dwelling and new windows proposed in the front and rear elevations would harmonise with the existing in terms of scale and materials. The side extension would include a gable end roof to echo the main roof formation.

The single storey extension would span the width of the plot, extending across the rear of the original property, plus the existing side extension. The depth of 3m would be considered an acceptable scale and would retain adequate private amenity space for the property. This rear section would include a mono-pitched roof and in general, the design would reflect the original dwelling.

The first-floor addition would be sited to the side of the dwelling and therefore would have no impact on the attached dwelling, 8 Warton Close. While the single storey rear extension would protrude a similar distance to the existing conservatory at this dwelling and therefore have no real impact on the outlook from the rear of No.8.

The side boundary of the site is shared with the rear boundary of the dwellings on Grassington Crescent, in particular the proposed side extension would abut the boundaries with 92 and 94 Grassington Crescent. The first-floor addition would sit along approximately half of the rear boundary to No.92 and concern has been raised in relation to this dwelling. The distance between the side elevation of the extension and the rear elevation of this property would be 13.5m. The householder SPD states for two storey extensions, a distance of 12m should be preserved between a gable end and a principal elevation. It is therefore considered that sufficient distance would be retained between the extension and the rear of No.92 so as not to affect the outlook of this property to an unacceptable level. Additionally there are no windows proposed in the side elevation and therefore it would not detrimentally impact on the privacy of the neighbouring properties.

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The property at No.94 is set in from the side boundary, such that the proposed first floor addition would mostly sit parallel to the area to the side of the dwelling/garage. The rear section would then drop down to single storey for remainder of the built from adjacent to the shared boundary. Given the layout and limited height of the rear extension, it is considered that the proposal would not significantly affect the outlook from No,94 or cause undue shadowing to this site.

The property currently has paved areas to the front which could accommodate two parking spaces. The proposed extension would create one additional bedroom at first floor, taking the total bedrooms to four within the property. In line with the Householder SPD, the property of this scale would be expected to provide three in curtilage parking spaces. There would not be scope to provide a third parking space and although this falls short, the parking standards as listed in the SPD are maximum standards. The property is also located at the end of a small cu-de-sac and therefore would not be expected to be a busy throughfare. As such it is not considered that the under provision of one parking space is this located would have a significant detrimental impact on the highway.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not have a detrimental impact on the visual amenity of area or cause undue harm to the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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.

- 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/03/2021	2	-	PROPOSED GROUND FLOOR
21/03/2021	3	-	PROPOSED FIRST FLOOR
21/03/2021	4	-	PROPOSED ELEVATIONS

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

Louise Everard

27 May 2021

Alan Kilroe

27 May 2021

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