

<u>APPLICATION NO:</u>	21/00643/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Roseheath Drive, Halewood, L26 9UG		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

The application property occupies a corner plot at the junction where Roseheath Drive and Blackacre Road meet. It is a semi-detached dwelling located in a residential area. The property accommodates a gable roof and white UPVC windows and doors. The property has a small, pitched roof above the existing porch which is shared with the neighbouring property.

No planning history is associated with the application property. However, it appears to have been previously extended in the form of a two-storey side extension which is evident from the colour of brick at the side and rear elevations.

The application property benefits from a large driveway contained by dwarf brick wall and metal railing fence and doors. To the side of the property is close boarded timber fencing of 1.8m in height which connects to a tall brick-built boundary wall forming the application site's western boundary.

Proposal

The development proposals seek the erection of a single storey side extension located at no. 3 Roseheath Drive.

The proposed extension would measure 4m in width from the existing side elevation and span a depth of 7.5m. It would accommodate a pitch roof measuring 2.3m at the eaves and 4.1m at its highest point. The front and rear elevation would accommodate 1 window respectively together with a window and door combination at the rear elevation.

The proposal would provide an additional living room and downstairs shower room.

Consultations

None required.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

No planning history associated with this property.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is identified as land located within a Primarily Residential Area. As such, the extension of a domestic dwelling is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; that adequate parking and garden space would remain for use by residents of the extended property and sufficient parking space would be retained.

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

Design

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours as well as providing sufficient parking spaces.

The development would be faced in materials to match those found at the existing property and would accommodate a pitched roof. As such, the proposed development is in accordance with the guidance advised by the SPD in respect of single storey side extensions.

Regard must also be given to the location of the application property which is situated on a corner plot. The SPD advises in this respect that particular attention should be paid to the design of extensions on corner plots so that they do not encroach over the building line or appear prominent in the street scene. A number of principles are also required which include sufficient distance is retained to the side boundary and that single storey extensions should normally be set in 2m from the side boundary and not exceed half the width of the existing dwelling. Reduced distances may be accepted if the site does not hold a prominent position in the street scene and is well screened so that the extension would not have a significant effect on the street scene.

It was unclear from the location plan as originally submitted whether sufficient distance would be retained from the side boundary to the property boundary. Following a site visit, it was confirmed that the front elevation would maintain a separation distance of at least 2m whilst the rear aspect of the development would fall slightly below the 2m threshold due to the orientation of the property boundary wall. Given that the front elevation would maintain at least 2m separation from the boundary wall it is considered acceptable on balance.

The existing two storey side extension has already increased the width of the property by more than half the width of the original dwelling house. In addition, the building line is already breached in respect of the application property currently in situ and would be further exacerbated by the proposed development. However, regard is given to the fact that the application property is located within a relatively quiet area at the end of the wider residential estate and the property's western boundary is dominated by the existing brick built wall and timber fence which influences the perception of built form of the property and its retention would help to obscure the majority of the proposed development with the exception of the wall forming the eaves and pitch roof.

Taking the above matters into consideration whilst the development would not be strict accordance with the SPD it is sympathetic to the existing property currently in situ and would not look out of place within the street scene fronting Roseheath Drive and would not be readily visibility due to the existing property boundaries at the side. Accordingly, the development is acceptable in terms of design.

Residential Amenity

No. 1 Roseheath Drive

No. 1 is the adjoining semi-detached dwelling. The proposed development would not result in adverse impacts to residential amenity to no. 1 due to its location at the far

side of the application property.

No. 2A Blackacre Road

No. 2A is a single storey bungalow located at the junction where Blackacre Road and Roseheath Drive meet. It faces the gable end of the application property. However, its view is already influenced by the existing brick wall and timber fencing which would obscure the development with the exception of the pitch roof. No windows are proposed in the proposed developments side elevation. As such, no adverse effects to residential amenity would occur in relation to this property.

No. 1 Blackacre Road

No. 1 is a terraced property located at the rear of the application property. The proposed development would not extend past the existing rear elevation of the property. Furthermore, the only window at the rear elevation would serve the downstairs shower room. As such, no adverse effects to residential amenity would occur as a result of the proposed development.

No other properties would be affected.

Highways

The property benefits from hardstanding to accommodate 3no. vehicles within the curtilage of the property. No adverse effects to highways safety would occur as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will 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

Date Received	Ref. No	Version	Drawing/Document Title
10/08/2021	003 21E		LOCATION PLAN
10/08/2021	002-21D		SECTION THROUGH
10/08/2021	003-21C		PROPOSED FLOOR PLAN
10/08/2021	003-21B		PROPOSED ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **2 May 2023**

Appendix 1 – Site Photographs



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.

