

<u>APPLICATION NO:</u>	22/00685/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	18 Totnes Avenue, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The applicant property is located at 18 Totnes Avenue, Halewood, the property is a semi-detached dwelling house and is located in what is allocated as a Primarily Residential Area in the development plan. The property is red brick facing on its front, side and rear elevations. In addition, it is white UPVC on the windows and doors, along with a flat tiled interlocking roof.

The applicant property has a front porch.

Proposal

The applicant seeks permission for the erection of a single storey side and rear extension, consisting of a flat roof for the rear; and the majority of the side extension, with a pitched roof serving the side extension at the front, where the side extension sits flush with the front elevation of the original dwellinghouse. The proposed development will also have a skylight installed on the rear extension.

The side extension would span a width of 2m and a length of 7.14m finishing at where the rear elevation of the original dwelling house and will be erected from the east side elevation. The rear extension then projects out 3m from the rear elevation and spans a length of 7.14m, running along from the new side elevation on the east along to the original side elevation on the east side elevation of the dwelling house. The proposed development would have a flat roof, with the exception of the front of the side elevation that faces the highway, which will instead have a mono pitched roof. The flat roof, which serves the rear and majority of side extension would measure at a height of 2.9m. The pitched roof that serves the front elevation of the side extension would measure 2.68m at the eaves and 3.85m at its highest point. The pitched roof would measure 1.5m in length before finishing and the flat roof then serving the remainder of the side extension.

The previously submitted plans for this application saw the side extension measuring at a width of 2.4m and the whole of the side elevation would have a flat roof. Following on from a discussion with the agent, this has been amended to the proposal outlined above.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 6 neighbours. It has also been advertised by Site Notice.

1 representation was received, which enquired about the elevation height of the proposed development. No objections were received.

Planning History

- 20/00205/FUL – ERECTION OF A PART TWO STOREY, PART SINGLE STOREY EXTENSION TO THE SIDE AND REAR TOGETHER WITH NEW HARDSTANDING AT FRONT FOR ADDITIONAL VEHICLE PARKING – (18/00736/FUL AMENDED)
- 18/00736/FUL – ERECTION OF PART TWO STOREY, PART SINGLE STOREY EXTENSION TO SIDE AND REAR TOGETHER WITH NEW HARDSTANDING TO FRONT FOR ADDITIONAL VEHICLE PARKING – GRANTED

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 SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

Article 35 Statement

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.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

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 and ensure that they provide sufficient parking spaces.

The existing dwelling is primarily brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the applicant property and would feature a pitched roof for the front elevation of the side extension where it fronts the highway.

The Householder Development SPD states that pitched roofs should usually be employed, the front of the side extension will be served by a pitched roof, which will screen the flat roof behind and will not be readily visible from the highway. Although this arrangement is not fully in keeping with the Householder Development SPD by not featuring a consistent pitched roof, the proposed development that would be served by a flat roof, are in areas deemed for private enjoyment and are not readily visible from the highway. In addition to this, other nearby dwelling houses have also constructed extensions with the same combination of a flat roof, screened by a pitched roof. These include No.11, No.22 and No.23, Totnes Avenue. Overall, the proposed development and the selected roof design is deemed not incongruous in terms of character of both the street scene and the original dwelling house. Therefore, the proposed development would not have an unacceptable impact or departure from the Householder Development SPD.

Amenity

The Householder Development SPD states that single-storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours.

The proposed rear extension would project 3m from the rear and spans a length of 7.54m, running along from the new side elevation on the east along to the original side elevation on the west side elevation of the dwelling house. Therefore, this would accord with the policy guidance outlined in the Householder Development SPD that states, a single-storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. As the proposed rear extension would project no more than 3m into the rear from the original rear elevation of the dwelling house, it is deemed that the extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

19 Totnes Avenue

No.19 is the attached semi of the applicant site and the existing front and rear elevations of the property sit in line with the applicant property. No.19 benefits from a single-storey side extension to the west side elevation, served by a secondary door and a mono pitched roof. In addition to this, the property also has a front projecting porch. The proposed side extension would be constructed on the east side elevation of the applicant site, not projecting beyond the front or rear original elevations of the applicant property and would therefore not be readily visible to the occupants of no.19. The proposed rear extension would project 3m into the rear and therefore not breach the 4m policy guidance. Overall, the proposed development would accord with the Householder SPD and not have an unacceptable impact on the amenity of 19's occupants.

17 Totnes Avenue

No.17 is situated adjacent on the other side of the applicant property. The property benefits from a rear extension in the form of a conservatory. The building line for the semi-detached properties on the road of Totnes Avenue are staggered with every set of semi-detached properties being set forward increasingly slightly to accommodate the gradual curve of the highway. No.17's front elevation is set approximately 1.7m forward of the applicant site and the rear elevation of the applicant site projects approximately 1m further than the original rear elevation of no.17. The proposed rear extension would project approximately 4.24m out from the rear elevation of no.17, but 3m from the original rear elevation of the applicant site. The Householder Development SPD states that a single-storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only be permitted if it does not breach the 45 degree-rule. The proposed side and rear extension would marginally cross the 45 degree-rule by approximately 1.5m. However, on this application, the proposed extension is smaller and would have a less harmful impact on the amenity of neighbouring residents than the extensions approved under planning permissions 20/00205/FUL & 18/00736/FUL. The granting of these permissions and the fact that this application would have a lesser impact on amenity is a material consideration, which must attract significant weight. Furthermore, there is a fence erected between no.17 and the applicant site that prevents the proposed side and rear extension being readily visible to no.17. Overall, it is considered that

the proposed development would have an acceptable impact on the amenity and not cause significant harm in terms of overshadowing or obstruction of outlook to no.17's occupants.

Highways

The property currently has one off-street parking space which would not be affected by the proposed development. As there are no additional bedrooms being introduced to the applicant site, there is not a requirement for an additional off-street parking space. There are also sufficient provisions, which are acceptable as the highway and environmental conditions in the locality allow it. This is therefore in keeping with 6.16, Car parking and Highway Safety of the Householder Development SPD. As such, the proposed development would not result in adverse impacts to the public highway.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. 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

- 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
16/11/2022	04	-	LOCATION PLAN
16/11/2022	05	-	SITE PLAN
16/11/2022	03	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer:

Reece Black

**Signed Authorising
Officer:**

Alan Kilroe

Date:

3/1/23

Informatives

None required.

Appendix 1 – Site Photographs





No's 22 & 23 Totnes Avenue (Below, Source: Google Maps)



No.11 Totnes Avenue (Source: Google Maps)

