

<u>APPLICATION NO:</u>	22/00665/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	17 Portloe Avenue, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE INFILL EXTENSION (DEMOLITION OF EXISTING TIMBER CLAD STRUCTURE)		

Site Description

The applicant property is located at 17 Portloe Avenue, Halewood and the property is a semi-detached dwelling, located in what is allocated as Primarily Residential Area in the development plan. The property is cream brick facing on its front (with the exception of the first-floor front elevation, which is cream rendered) and side elevation, it has white UPVC windows and doors and brown, concrete interlocking tiles on the roof.

The applicant property benefits from a front extension to the east front elevation in the form of a porch, with half of this projecting to the side of the original front elevation of the dwelling. In addition, behind the porch and to the side is an extension of a timber clad structure that masks a second side extension that meets the rear of the property.

Proposal

The applicant seeks permission for the erection of a single storey side infill extension (following the demolition of the existing timber clad structure.) along with a mono pitched roof.

The proposed side extension would span a width of 1.39m and a length of 3.93m. It will be set back 1.44m from the front elevation of the property. The roof would be a mono pitched roof, set at approximate 20-degrees to line with the roof covering the front porch and the previously constructed, second side extension. The eaves for the proposed development would measure at a 2.58m and at its highest point measure 3.20m.

Consultations

Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 5 neighbours.

There has been 1 representation as a result, from No.42 Helston Avenue, which can be summarised as an issue surrounding their concern of a 'loss of light' and:

- Enquired about elevation height and type of roof the proposed development would be
- Mentioned there is a current wooden outbuilding in the rear garden which backs on to the representative's garden

- Worried there would be potential for the proposed development to obstruct light especially if an apex roof
- Mentioned they had existing restricted light due to location and to counter this they have reduced the height of a tree on their property and requested a neighbour do the same as their tree was shading out too much of their garden.
- Expressed they were neutral and were awaiting to learn the height and type of roof.
- No formal objection was received by the representative.

Planning History

- 22/00032/PREAPP – DEMOLITION AND REBUILD OF EXISTING SIDE EXTENSION.
- 74/09166/HIST – ERECTION OF SINGLE STOREY KITCHEN EXTENSION TO SIDE AND PORCH - GRANTED 22.05.86
- 74/09679/HIST – ERECTION OF EXTENSION TO EXISTING LOUNGE AND KITCHEN - GRANTED 04.09.86
- 96/00132/APP – ERECTION OF SINGLE STOREY KITCHEN EXTENSION TO SIDE AND PORCH – GRANTED 31.05.96

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.

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

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 predominantly brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials found at the applicant site. It would also consist of a mono pitched roof. The extension has an acceptable design and is in keeping with the character of the street, as well as the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that, extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree.

As the scale of the proposed development is keeping within the scale of the existing timber clad structure and has minor alterations in terms of scale and massing etc, it is unlikely to cause any adverse effects on residential amenity with regards to neighbouring properties, or significant harm to privacy or result in overshadowing.

15 Portloe Avenue

No.15 is the adjacent, attached property of the applicant property, and both the front and rear walls sit in line with one another. The proposed development would be constructed to the west side of the property and does not protrude beyond the front or rear elevations, it will have little to no impact on the amenities of no.15's occupants and accords with the Householder Development SPD.

19 Portloe Avenue

No.19 is the other adjacent property, situated on the other side of the applicant property. The property benefits from a two-storey side extension and front porch that covers the front elevation of the side extension, as well as approximately half of the original front elevation. The original front and rear walls of the property are in line with the applicant site.

The proposed side extension would be constructed 0.75m away from the party boundary. Within the proposal, there is also a small window that will be implemented in the bathroom created, this complies with the Householder Development SPD however, as it does not serve a main habitable room. The plans submitted stipulate that this would also be constructed with frosted glass to maintain privacy. Furthermore, it would not cause any overlooking to no.19 as it faces on to the gable brick wall of the side elevation of no.19. The proposed development complies with the Householder Development SPD and would not have an unacceptable impact on the amenity of the occupants of no.19.

42 Helston Avenue

No.42 is a property situated behind the applicant site. It is located on the street behind, on Helston Avenue. The garden of the applicant property meets the garden of no.42 and is separated by the boundary lines and fences. The property benefits from a front porch and a rear conservatory. The resident of no.42 raised a representation, centred around concerns of a potential loss of light, by enquiring about the elevation height and roof design of the proposed development. As outlined previously, under amenity, the proposed development would be keeping in with the scale of the existing infill. The proposal would see the roof be constructed at an approximate 20-degree angle to sit flush with the front to side porch. The existing timber clad structure has a roofline which is marginally smaller than the extension behind it and the proposed development would sit in line with the second side extension, therefore from the view of no.42 would not have a height higher than the existing extension visible to the occupants of no.42. In addition, the side extension will project 0.25m out from the side elevation, further than the existing, but similarly, this will be to sit flush with the extension that adjoins to the existing and the rear, and the one that is visible to no.42. Therefore, on the basis of these plans, it is deemed that there would be no significant change to the amenities for the occupants of no.42 as the projection does not surpass the largest projection already maintained by the second side extension, the roofline does not exceed this either in the height of elevation and is in keeping with the existing second side extension. Therefore, the proposed development complies with the Householder Development SPD and would not have an unacceptable impact on the amenity for the occupants of no.42.

Highways

The property currently has one off street parking space which would not be affected by the proposed development. This is because the proposed development is an infill that connects two previously constructed extensions and does not remove any land that could be utilised for off-street parking. The proposed development, therefore, 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
23/11/2022	1780/02	-	PROPOSED GROUND FLOOR PLAN
23/11/2022	1780/04	-	PROPOSED FRONT ELEVATION
23/11/2022	1780/06	-	PROPOSED SIDE ELEVATION
23/11/2022	1780/08	-	PROPOSED SITE PLAN
23/11/2022	1780	-	LOCATION PLAN

Signed Case Officer: Reece Black

Signed Authorising Officer: Alan Kilroe

Date: 3/1/23

Appendix 1 – Site Photographs







