

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00318/FUL
Edwards

APPLICANT: Mrs & Mr Elizabeth & Alan

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION AND
CONVERSION OF GARAGE TO HABITABLE ROOM (DEMOLITION OF
EXISTING SINGLE STOREY REAR EXTENSION)

LOCATION OF SITE: 3 Wood Road, Halewood, Knowsley, L26 1UY

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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PROPOSAL

The application is for the erection of a single storey side and rear extension and conversion of garage to habitable room (demolition of existing single storey rear extension).

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. Whilst the extension would not have a pitched roof it would be of a modern design in which a flat roof is considered appropriate. The extension would also be proportionate to the main dwelling. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 1, the side extension would be on the opposite side of the house and would not result in harm to amenity. The rear extension would only project around 4 metres from the rear of the house. This is compliant with the 4 metres permissible under the Householder SPD. The extension would also be located away from the boundary.

In relation to 5, the side extension would not cause significant harm to amenity as it would be single storey and located 5 metres away from the dwelling of 5. The kitchen of 5 also has a window at the rear and a rooflight. Therefore, there would be no harm to amenity. The rear extension would only project around 4 metres from the rear of the house. This is compliant with the 4 metres permissible under the Householder SPD.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

In relation to parking, there are two spaces proposed. This meets the Householder SPD standards of two spaces for a three bedroom dwelling as the guest bedroom shown is anticipated to be for occasional use. Overall, there will be no harm to highway safety.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/05/2022	-	-	Location Plan
26/05/2022	3WR/SP02	-	Site Plan
26/05/2022	3WR/03	-	Proposed Elevations
26/05/2022	3WR/01	-	Existing and Proposed Plans

Informatives

N/A

Andrew Hunt
14 July 2022

Alan Kilroe
19 July 2022

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