

<u>APPLICATION NO:</u>	25/00012/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Elm Cottage, Baileys Lane, Halewood		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at Elm Cottage, Halewood and is situated within an area allocated as a Primarily Residential Area in the Development Plan. The application property is a detached bungalow, is brick facing to its front, side and rear elevations and includes white UPVC openings and grey, interlocking roof tiles.

The front elevation of the property is south-west facing. Garden and amenity space encircles the property which comprises a mix of grass and patio surfacing. The application site is located behind properties and buildings which front Baileys Lane and is accessed via a private, unadopted driveway into an arrow-shaped cul-de-sac. To the south/south-east of the property is a detached garage.

Existing parking arrangements are located within the cul-de-sac and one space provided by the garage.

The application property has had Permitted Development Rights (Part 1 of Schedule 2) removed via Condition.

Proposal

The application seeks permission for the erection of a single storey side and rear extension.

This would form a 'wrap-around layout'. The side extension would project out by 3.63m at its furthest, with a depth of 6.62m. The proposed rear projections would have a depth of 3m. A chamfered section, which would reflect the plot boundary and be set off this by 1.61m, would connect the side and rear extensions

The proposed development would predominately be served by a flat roof with a parapet, which would measure 2.79m at the tallest point. This is with the exception of the front of the side extension, which would feature a false pitched roof, which would measure 3.26m at the tallest point.

Openings would be inserted to the rear and side elevations of the rear extension, a small window to the en-suite and French patio doors to the front elevation of the side extension.

The application has seen amendments which include:

- Reconfiguration of the general layout and arrangement of the original dog-

legged sections to a chamfered wall which connects the side and rear extensions.

- The introduction of a false pitched roof to the side extension.
- A window to the side elevation being removed.

Consultations

Halewood Town Council - No Comments Received

Representations

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

Planning History

APP. NO: 04/01393/FUL
PROPOSAL: ERECTION OF 2 NO. DETACHED BUNGALOWS
DECISION: GRANTED
DECISION DATE: 23 February 2005

Under the approved scheme of 04/01393/FUL Condition 10 states that notwithstanding the provisions of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any revoking and re-enacting that Order) there shall be no extension, enlargement to any building forming part of the development hereby permitted, or a garage, car port or other building or enclosure erected within the curtilage of the site, without a specific planning permission having been sought and obtained beforehand.

Reason: To safeguard the character of this residential development.

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property 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; and that adequate parking and garden space would remain for use by residents of the extended property.

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

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.

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

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 Householder Development SPD states that 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.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The submitted plans contain no information to confirm that the proposed development would include materials that are in keeping with the existing dwelling and its design. The Application Form states that the brickwork would match the existing property, therefore this will be included within Schedule 1 for the avoidance of doubt. Details pertaining to fenestration and roof tiles, however, can be secured by way of the standard planning condition for matching materials to the exterior to ensure that the proposal would emulate the design and positively respond.

The proposal would predominately be served by a flat roof. The Householder Development SPD generally advises against flat roofs for development; however, it has been agreed with the agent that the front of the side extension would be served by a false pitched roof to integrate with the pitched roofs otherwise found in the locality. This would screen the flat roof of the side extension, and the rear extension would be confined to the private rear amenity area. Overall, any flat roofs employed would be suitably screened by the false pitched roof or in a discrete location to prevent any harmful impact on the character of the area from the design.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans demonstrate that sufficient space would remain usable and would not result in a cramped appearance, no part of the proposal would come be any less than 1m away from the plot boundary, which would prevent a cramped appearance. Suitable garden area would remain to the rear and side. Refuse bins are currently stored to the side of the dwelling. The proposal would not remove external access to the side and rear of the property.

Overall, the proposed development would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that 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.

Furthermore, the SPD states 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.

The proposed development would comply with the projection parameters.

1a and 1b Baileys Lane

No's 1a and 1b are located to the north-west of the application site at an approximate interface distance of 9.12m. The two addresses are first-floor flats above the commercial units on ground floor. The rear elevation of this building is oriented with a view of the application property but to a diagonal, oblique angle. There is a shallow rear garden which is largely overgrown.

Following amendments secured to the scheme, no amenity or privacy concerns are raised.

2 and 4 Lower Road

No.2's and 4 are located to the north/north-east of the application property at an interface distance of circa 18.8m. Both the application property and the pair of semi-detached properties are oriented at oblique angles. The rear gardens of these properties are expansive.

The proposal would not be considered to raise any significant amenity or privacy issues as the interface distance and orientation, no unacceptable overlooking to an adversely harmful degree would occur.

No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity because of the proposed development.

Highways

The application property is understood contain 3 no. bedrooms. The submitted plans evidence that this would increase to 4 no.

The submitted proposed site plan indicates that associated works include new boundary treatment to the sides of the dwelling and that a parking space would be provided to the front of the dwelling.

The Householder Development SPD states that for properties which have 4+ no. bedrooms these should have 3 no. parking spaces. The property benefits from 1 no. garage space housed by the detached garage and this complies with the Householder Development SPD minimum internal dimensions of 5m x 2.75m to be considered a parking space. Therefore, 2 no. parking spaces would be provided.

The National Planning Policy Framework (Paragraph 116) stipulates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Although the parking accommodations would have a shortfall of 1 no. space it would not be considered that this would result in an unacceptable impact which would warrant a refusal, in accord with the NPPF and therefore, the proposal would not be refused on this basis.

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

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
16/01/2025	ELM-SVNT-PL-DR-A101-A	-	LOCATION PLAN
09/01/2025	-	-	APPLICATION FORM
12/03/2025	ELM-SVNT-PL-DR-A102-B	REV B	EXISTING SITE PLAN AND PROPOSED BLOCK PLAN
12/03/2025	ELM-SVNT-PL-DR-A104-B	REV B	PROPOSED SITE PLAN
12/03/2025	ELM-SVNT-PL-DR-A401-B	REV B	PROPOSED GROUND FLOOR
12/03/2025	ELM-SVNT-PL-DR-A403-B	REV B	PROPOSED ROOF PLAN
12/03/2025	ELM-SVNT-PL-DR-A501-B	REV B	PROPOSED FRONT ELEVATION
12/03/2025	ELM-SVNT-PL-DR-A502-B	REV B	PROPOSED REAR ELEVATION
12/03/2025	ELM-SVNT-PL-DR-A504-B	REV B	PROPOSED EAST ELEVATION
12/03/2025	ELM-SVNT-PL-DR-A504-B	REV B	PROPOSED WEST ELEVATION

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Jo Sheridan**

Date: **13/03/2025**

Date: _____

Informatives

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026.

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

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