

<u>APPLICATION NO:</u>	25/00165/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	5 Talland Close, Halewood, Knowsley, L26 7YA		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY PORCH EXTENSION		

Site Description

The application site is a semi detached house set in the middle of Talland Close. The site is an irregular rectangular shape. There are houses to the north, south, west and east of the site. The house is level with the building line of number 6 Talland Close but set further back than number 4 Talland close (1.8 metres further back).

Proposal

The proposal is for the erection of a two storey side extension together with the erection of a single storey front porch extension*.

- The two storey side extension would be 8.9 metres long, 6.8 metres high and 2.4 metres wide.
- The front porch would be 2.4 metres wide, 2.7 metres high and would project 0.7 metres forward of the existing building line.

**The application has been amended to set back the first floor extension by 0.5metres and to add a rear window at ground floor level.*

Consultations

N/A

Representations

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

Planning History

74/13585/HIST - ERECTION OF TWO STOREY EXTENSION TO SIDE OF
DWELLING – approved - 23.08.1991

09/00188/FUL - ERECTION OF SINGLE STOREY REAR EXTENSION – approved
24.06.2009

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Policy

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

Para 7.2 of the Householder Development SPD states that:

“Either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling”.

“Side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings”.

Para 7.3 of The Householder Development SPD states that *“Extensions should be constructed in materials and style to match the original dwelling”* and that

“Extensions should normally have a pitched roof for aesthetic reasons (pitched roofs are also normally easier to maintain). Wherever possible, the angle of the pitch of the new roof should match that of the original dwelling. However, flat or lower-pitched roofs may be preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms.

Side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling”.

“Any forward projection would only be acceptable if it would be appropriate to the dwelling’s design and the wider street scene and setting.”

Para 7.5 states that for front extensions and porches, the following criteria apply.

“Style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area”.

“Account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permit”

“Front extensions should not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings”

Character of Area

Two Storey Side Extension

The side extension would be a proportionate addition to the main dwelling. The roof of the extension would lower in height than the main building. The extension would be set back 0.5 metres from the main elevation. This is less than the 1 metre specified in the SPD, however, the location of the dwelling in the middle of the street combined with its position of 1.8 metres further back than number 4, means that there would be no terracing effect or harm to the streetscene.

The rear ground floor has been amended to include a small bathroom window, this is now considered to be acceptable as it would avoid a large blank wall. Therefore, there would be no harm to the character of the area.

Single Storey Front Porch extension

The front porch extension would only project 0.7 metres forward of the front elevation which would not disproportionate. The projection would only be slighter further forward than the existing main dwelling and would not be too far forward or dominate the streetscene. The roof would be pitched in accordance with the Householder SPD. Overall, the proposal will not result in harm to the character of the area.

Neighbour Amenity

Two Storey Side Extension

The two storey side extension would not impact on residential amenity as number 4 only has a landing window at first floor level. This is not classed as a habitable room window and so any loss of light or outlook would not cause material harm to amenity. No other properties would be materially affected by the extension.

Single Storey Front Porch extension

The single storey front porch extension would be small scale and would not impact on any neighbour windows. It would therefore not cause harm to neighbour amenity.

Overall, it is considered that there would not be harm to amenity.

Parking

The Householder SPD standard for a 4 bedroom house is 3 parking spaces.

The extension would increase the number of bedrooms from 3 to 4 and reduce the parking spaces from 2 to 1. However, the proposed site plan 2 parking spaces at the front which would mean that the number of parking spaces would remain the same. On balance whilst, the parking spaces would be less than the 3 spaces in the Householder SPD, the parking levels would be the same as the existing situation and would not cause significant harm to highway safety. On balance the 2 parking spaces are considered to be acceptable. A condition is needed to secure the implementation of the proposed parking.

Conclusion

The proposal would be acceptable in relation to Street scene, Neighbour amenity and parking. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Location Plan - LP1 - (received 13/03/2025).
- b. Proposed Site Plan - (received 06/05/2025).
- c. Existing and Proposed Plans and Elevations - (received 17/06/2025).

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.

- 4) **Parking**

The 2 parking spaces shown on the (Proposed Site Plan - (received 06/05/2025). shall be in use prior to the occupation of the two storey side extension and retained hereafter.

Reason: To ensure that adequate off-street parking is available in accordance with

Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

17/06/2025

Informatives

N/A

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