

<u>APPLICATION NO:</u>	23/00102/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	40 Beechwood Avenue, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 40 Beechwood Avenue, Halewood and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application property is a semi-detached dwellinghouse and is primarily brick facing on its front, side and rear elevations, with the exception of the front elevation which is a combination of pebble dash rendering and brick facing. It features white UPVC windows and doors and brown, interlocking roof tiles. The application property benefits from a small protrusion from the rear elevation of the kitchen that extends beyond the prominent rear building line of the application property.

Proposal

The application seeks permission for the erection of a single storey side and rear extension. This would be a wraparound design adjoined to the dwelling.

The proposed extension would project out from the side elevation by 1.34m and have a length of 7.34m (this is the cumulative length with the side elevation of the rear extension included.) The proposed rear section of the extension would project 3m from the original rear elevation. The proposed development would be served by a mono pitched roof, with the eaves measuring at a height of 2.54m and the highest point of the roof measuring at a height of 3.15m.

The proposed rear extension would feature patio doors and two skylights. The first-floor window on the gable wall would also be reduced to appropriately accommodate the proposed development.

The proposed side extension would be set back from the front elevation by 2.26m. It would be set in away from the party boundary line between the application site and the neighbours of no.38 by a distance of 0.8m. The front elevation of the side extension would feature a small window on.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

No relevant planning history.

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

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 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

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 a mixture of brick (predominately) and pebble dash rendered facing with white UPVC windows and tiled roofing. The proposed development would be brick facing on its exterior walls. Following the completion of the proposed development, the rendering on the front elevation would change from pebbled dash to smooth rendered facing. In addition, the white UPVC windows and doors would be changed for grey UPVC, this would be for all of the windows and doors on both the existing property and the proposed development. Both proposed rear and side extensions would be served by a pitched roof that would be considered acceptable in design principles and would respond appropriately to the original dwelling and would foster a cohesive appearance for the dwelling once completed.

The front elevation of the proposed side extension would also feature a small window, which would serve a proposed toilet. This window would be obscurely glazed and would therefore be considered an appropriate design.

The design of the proposed development overall is considered as being in accord with the Householder Development SPD and Saved Policy H8.

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. The proposed rear extension would be within those parameters outlined in the Householder Development SPD and would therefore be acceptable.

38 Beechwood Avenue

No.38 is the adjacent property and sited west from the application property. The front

and rear elevations of no.38 sit in line with the application sites front and rear building lines. No.38 benefits from a single storey rear extension which projects approximately 4.3m. There are also two large windows on the gable wall of no.38, one on the ground floor which serves a dining room and another on the first-floor which serves a landing. The proposed development may cause a slight reduction in light for the occupants of no.38 through the dining room, but it is not considered that this would cause an unacceptable loss of light due to the set in of the proposed development from the party boundary. This would ensure that there would still be an appropriate open space of approximately 3m between the two gable walls of the two properties. The proposed development is considered to have a significantly less impact on the window that serves the landing due to its position. The proposed development would feature no new windows on the side elevation and therefore would not result in any issues regarding privacy or overlooking between the two properties. It is considered that the proposed development would be in accord with the Householder Development SPD and would not result in any detrimental adverse harm to the amenities and privacy of the occupants of no.38.

42 Beechwood Avenue

No.42 is the paired, semi-property of the application site. The front and rear elevations of no.42 sit in line with the application property. No.42 benefits from a protruding section of their rear building line, similar to the application property. The proposed side extension would be erected on the side elevation of the application property and would not be readily visible to the occupants of no.42. The proposed rear extension would be within the 4m parameter set out in the Householder Development SPD. Therefore, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any adverse harm to the amenities or privacy of the occupants of no.42.

Highways

The application site currently has the capacity for one-street parking space, within the curtilage of the dwelling. The proposed development would not impact any existing parking provisions currently utilised by the occupants of the application site. Therefore, the proposed development would be acceptable and would not lead to any adverse impact to highway safety or cause any obstruction to motorists.

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
27/02/2023	1	REV B	EXISTING AND PROPOSED PLANS AND ELEVATIONS
27/02/2023	2	REV A	LOCATION PLAN (EXISTING AND PROPOSED SITE PLANS)

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

14 April 2023

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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Informatives

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

Appendix 1 – Site Photographs















