

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	23/00114/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	58 Rutland Avenue, Halewood, Knowsley, L26 0TP		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION		

Site Description

The application site is a Semi - Detached house in a residential area. The site is situated on Rutland Avenue, Halewood. There is an existing front porch and an existing rear extension at the property.

Proposal

The proposal is for the erection of a single storey, front, side and rear extension. The proposal would wrap around the existing dwelling and would join the existing porch and rear extension. The front part of the extension would be level with the existing porch (which projects around 1.9 metres forward).

Consultations

N/A

Representations

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

Planning History

A previous application for a two storey side extension, single storey rear extension and demolition of rear garage was approved (09/00473/FUL-20/11/2009).

A recent application at 60 Rutland Avenue for a single storey front, side and rear extension was approved (19/00455/FUL - approved 9/9/2019).

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development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Street Scene

The front extension would not project beyond the existing porch. The extension would be a relatively minor change when viewed from the street scene. A similar extension has also been approved next door to the property at 60. As a result, it is considered that the extension would not harm the character of the area.

Neighbour Amenity

In relation to 56, the extension(s) would take place on the opposite side of the dwelling away from 56. Therefore, there would be no harm to amenity.

In relation to 60, number 60 has a similar recent wrap around extension which extends at the rear (19/00455/FUL). There are no ground floor side windows that would be affected by the proposal. Therefore, there would be no harm to amenity.

The proposal will also not harm to amenity of other neighbouring properties.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. 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. Proposed Site and Block Plans GBA-RUT-PL-DR- 102 (received 01/03/2023).
 - b. Proposed Plans and Elevations GBA-RUT-BR-DR- 202 (received 01/03/2023).
 - c. Location Plan GBA-RUT-PL-DR- 101 (received 01/03/2023).

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.

Signed Case Officer¹:

Andrew Hunt

**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

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

Appendix 1 – Site Photographs

