

<u>APPLICATION NO:</u>	23/02804/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	6 Rose Close, Halewood, Knowsley, L26 9SA		
<u>PROPOSAL:</u>	SINGLE STOREY EXTENSION TO REAR		

Site Description

The application property is located at the end of a cul-de-sac. The property is detached featuring red brick face together with a gable roof and white UPVC windows.

The original dwelling house appears to include an integral garage which has since been converted. However, two parking spaces are provided on the existing hardstanding.

The rear garden is enclosed by brick and timber common law boundaries.

Proposal

The application proposals seek permission for the erection of a single storey rear extension.

The extension would occupy a footprint of 2.5m depth by 6.67m in width. It would feature 1no. window and 1no. door to its rear elevation. The extension would accommodate a pitched roof measuring 2.39m at the eaves and 3.77m at its highest point.

The proposals would provide a new open plan kitchen and dining area together with internal alterations to provide a utility room.

Consultations

No consultations required.

Representations

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

Planning History

Reference: 03/00747/FUL – Construction of new access road. Granted 22nd October 2003

Reference: 03/00746/FUL – Erection of 29no. dwellings together with

alteration/construction of new vehicular/pedestrian accesses (amended scheme).
Granted 15th January 2004.

Reference: 97/00704/APP – Change of use from garage site to community park with access. Application withdrawn.

It should be noted that permitted development rights have been removed by condition associated with application 03/00746/FUL.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as within a Primarily Residential Area within the adopted Development Plan. As such, the extension to a domestic 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 policy 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.

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

Design

The character of the street scene is relatively uniform with a mixture of modern property comprising detached and semi-detached dwellings. The Householder Development SPD states that rear extension should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to neighbours.

The private amenity space would be reduced as a result of the proposed development but would still over sufficient amenity space partially when land at the side of the application property is taken into consideration.

The proposed extension is relatively small and is compliant with the requirements of the Householder Development SPD. It would be finished in materials to match that of the existing property and is appropriate in terms of design.

Residential Amenity

No. 7 Rose Close

No. 7 is the neighbouring property. It has previously been extended in the form of a two storey rear extension which largely straddles the common law boundary.

The Householder Development SPD states rear extensions are acceptable up to 4m in depth. No 7 has 1no. window in the gable end. According to the plans submitted it relates to a utility room and is therefore not a habitable room. As the extension projects 2.5m it is in accordance with the SPD and given the nature of the neighbouring extension there would be no adverse effects to residential amenity

No's. 11, 15, 17, 19 & 21 Barncroft Road

The above properties form a group of terraced dwellings with provide the common law boundary to the application property at its western elevation.

No. 15 – 21 would not be adversely affected as they already face the gable end of the property currently in situ.

No. 11 would be approximately 13.4m away. Given the juxtaposition of properties and that sufficient interface distance remains there would be no adverse impact to residential amenity.

Highways

No adverse effect to highways safety would occur as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 will 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
28.11.2023	2		LOCATION PLAN, PROPOSED GABLE ELEVATION, PROPOSED GABLE ELEVATION, PROPOSED REAR ELEVATION, EXISTING GABLE ELEVATION, EXISTING GABLE ELEVATION, EXISTING REAR ELEVATION, PROPOSED GROUND FLOOR PLAN, EXISTING GROUND FLOOR PLAN, BLOCK PLAN.

Signed Case Officer¹: **John Fleming**

Signed Authorising
Officer²: **K Foster**

Date: **12 February 2024**

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.

INFORMATIVE

COAL AUTHORITY

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

