

Regeneration and Economic Development Department

APPLICATION NO: 22/00258/FUL

APPLICANTS: Mrs N. Brown

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION (BAY WINDOW) AND 2 NEW WINDOWS TO EXISTING GROUND FLOOR SIDE ELEVATION WITH REMOVAL OF EXISTING SIDE DOOR (DEMOLITION OF EXISTING CONSERVATORY).

LOCATION OF SITE: 6 Catkin Road, Halewood, L26 7XJ

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

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

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application proposal relates to the demolition of existing conservatory at the rear of the property and the erection of a new single storey rear extension together with the erection of a single storey extension to the principal elevation in the form of a bay window to the detached property at 6 Catkin Close, Halewood.

The proposal would involve conversion of the existing kitchen to a playroom and the subdivision of rooms to provide a new WC and utility area. The proposals seek to relocate the kitchen to the rear of the property to provide a new kitchen diner.

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The proposed extension to the principal elevation consists of a new bay window measuring .9m in depth and spanning a width of 2.4m. The proposed rear extension extends 3.5m in depth from the rear elevation of the original dwelling house and spans a width of 7.8m in total and includes a bi-folding door measuring 3.6m in width and two windows. The proposed roof to the rear extension is pitched and is 2.4m at the eaves and 3.5m at its highest point and includes 4 Velux windows.

In addition, the application seeks the replacement of the existing door to property's eastern elevation and seeks to partially brick up the existing door and provide a new window in situ. An additional window is also sought to serve the proposed utility room along the same elevation.

RELEVANT PLANNING HISTORY

The site is identified as a Primarily Residential Area in the adopted Development Plan. Several planning applications have been submitted to the Council in relation to the construction of residential dwellings relating to the wider development of the site. The relevant planning applications include:

- Ref: 74/11368/HIST (Alt ref: K/APP/13433) – Proposed erection of residential development and new access.
- Ref: 74/12787/HIST (Alt ref: K/APP/12619) – Proposed erection of residential dwelling houses, retail food and non-food buildings, formation of public open space and the construction of new vehicular and pedestrian accesses.
- Ref: 74/14132/HIST- Erection of 119 number two storey detached houses and new access.
- Ref: 74/14578/HIST – Substitution of house types and alteration of part of layout.
- Ref: 74/14647/HIST – Substitution of house types.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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.

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DESIGN

The proposed extension to the principal elevation consists of a bay window measuring 2.4m in width and projects .9m beyond the principal elevation of the original dwelling house. A number of properties within the surrounding area contain similar design features and therefore the proposed works would be in keeping with the surrounding character of the local area.

The proposed rear extension would involve the demolition of the existing conservatory and span the width of the original dwelling house by 7.8m and project 3.5m in depth from the rear elevation. The design of the proposed rear extension consists of bifold doors and two windows to the rear elevation together with a pitched roof and 4 Velux windows. The proposed rear extension would be in keeping with the design characteristics of the host dwelling and is therefore considered acceptable in principle.

The application form confirms that the proposed materials and finishes will match the existing property. This is in keeping with the scale and appearance of the property and is considered acceptable with regards to design. However, to ensure materials match the existing property a condition should be placed on the application to ensure the development responds positively to the appearance of the host property and neighbouring dwellings.

RESIDENTIAL AMENITY

The existing properties at Catkin Road sit in a diagonal path encompassing different positions along the public highway. The neighbouring property at no.4 is set back beyond the rear elevation of no. 6 and includes a rear extension which projects beyond the proposed rear elevation. The proposed rear extension would measure approximately 1.1m from the boundary wall. In addition, the proposed works include the provision of a new window to serve the utility room and the replacement of the existing rear door to provide a window. The neighbouring property does not have any windows to the ground floor gable which serve habitable rooms. As such, the proposed rear extension and amendments to the eastern elevation would not cause any adverse effects to residential amenity in relation to no. 4.

The property at no. 6 is set back from the neighbouring property at no. 8. The proposed rear extension measures .9m from the property boundary. The property boundary includes a tall fence and would be screened by existing vegetation. Given that the proposed extension includes the demolition of the existing conservatory and reduces the depth of the built form by 1m it is unlikely that the proposed works would have an adverse effect on the residential amenity of no. 8 compared to the existing situation and the proposed development is acceptable.

HIGHWAYS

There is sufficient space within the curtilage of the property to accommodate at least two cars which would comply with the Council's parking standards.

OTHER ISSUES

None.

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 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.

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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
28/04/2022	P13635	-	LOCATION PLAN
28/04/2022	P13635	-	BLOCK PLAN
12/05/2022	SHT 2	V2	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

J Fleming
14/06/2022

Alan Kilroe
15 June 2022

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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