
<u>APPLICATION NO:</u>	22/00571/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	11 Wood Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application property is located at 11 Wood Road, Halewood South and is allocated as a Primarily Residential Area in the development plan. It is a semi-detached dwellinghouse and is rendered on the front wall, with white UPVC doors and windows and a red tiled roof. In addition, the property has a porch and garage to its side elevation. The rear of the property also benefits from a single storey extension that extends 2.5m beyond the rear elevation of the application, the extension is approximately ½ the width of the dwelling on its Eastern side.

There is a primary school academy located beyond the boundary of the rear of the property (to the north of the site).

Proposal

The application seeks permission for the erection of a single storey rear extension. The rear extension will project 4.01m from the main rear wall of the original dwellinghouse, incorporating the existing single storey rear extension. The extension would run across the rear of the property with a width of 6.73m. The roof will be a flat roof, contrasting from the original pitched roof. The roof would measure 2.6m in height. This roof will also see two rooflights installed.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

No recorded 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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

Design

The Householder Development SPD states that single storey 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.

The existing dwelling is rendered on the front with white UPVC windows and tiled roofing. The proposed development would maintain this and have a rendered finish and would be in keeping with the materials on the main property. One notable contrast in design, is that the original dwelling house has a pitched roof whereas the proposed rear extension will have a flat roof. Although this is not in accordance with the requirements of the Householder Development SPD, which states that pitched roofs should generally be used, it would be at the rear of the property and not readily visible from public areas so would not cause unacceptable harm to the visual amenity of its surroundings. Overall, the extension, is keeping in with the requirements of Policy H8 and the Householder Development SPD.

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.

9 Wood Road

No.9 is the attached property of the application property and the existing rear elevations of both properties sit in line with one another, but no.9 has been extended at the rear with an extension. The proposed rear extension would project 4.01m from the main rear elevation of the existing dwelling, although this is larger than the guidance in the SPD which states that rear extensions should not exceed 4m, it is only marginally larger and would not have a significantly greater effect on the amenity of neighbours. In addition, the rear extension will have a flat roof at a height of 2.6m, which would not have an unacceptable impact on the amenity of the neighbours through overshadowing or loss of outlook to neighbours.

13 Wood Road

No.13 is situated adjacent, to the east side of the application property. The original front and rear walls of the property are in line with one another, but no.13 has also been extended at the rear with a small extension. The proposed rear development would project 4.01m from the main rear elevation of the original dwelling of no.13 and would not have an unacceptable impact on the amenity of 13's occupants.

In summary the proposed development would not have an unacceptable impact on the amenity of neighbouring and accords with the Householder Development SPD and Policy H8.

Highways

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 NPFF and is therefore recommended for approval subject to conditions.

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.

2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/10/2022	GBA-WOO-PL-DR- FP-02	REV A	PROPOSED FLOOR PLAN
19/10/2022	GBA-WOO-PL-DR- LP-01	REV A	LOCATION PLAN, SITE PLAN AND BLOCK PLAN
19/10/2022	GBA-WOO-PL-DR- EL-02	REV A	PROPOSED ELEVATIONS

Signed Authorising Officer: Alan Kilroe

Date: 24.11.22

Appendix 1 – Site Photographs





Commented [BR1]: On the right of this picture you can identify a fence between the garden and the adjacent curtilage. Do you think this is sufficient enough evidence that that the amenity is not significantly harmed? I would argue that it is, but if you think a photograph that captures the dwelling of no.13, let me know.

