
<u>APPLICATION NO:</u>	23/00098/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	31 Banbury Avenue, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A FRONT PORCH EXTENSION		

Site Description

The application site is located at 31 Banbury Avenue, Halewood and is located in an area that is allocated as Primarily Residential Area in the development plan. The application property is a mid-terraced dwelling and is rendered on its front elevation and brick facing on its rear elevation. It also features white UPVC windows and doors and brown, interlocking roof tiles.

The public highway is located 9.7m away from the front elevation of the existing porch.

Proposal

The application seeks permission for the erection of a front porch extension. The proposed development would project out 2m and would have a width of 3m. The porch would be served by a dual pitched roof which would measure at 3.5m at its highest point.

Consultations

Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

APP. NO:	22/00522/CLD
PROPOSAL:	CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF FRONT PORCH AND REAR DORMER
DECISION:	GRANTED
DECISION DATE:	10 October 2022

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where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas.

The Householder Development SPD states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. The existing dwelling is rendered on the face of the front elevation with white UPVC windows and tiled roofing. The proposed development would include materials to match the existing and keeping in with those found at the application property and have a rendered finish. The proposed development would retain and respect overall, the style and design of the existing front elevation of the dwelling.

It is considered the proposed development would respond appropriately to the original dwelling. The design is considered as acceptable and as being in accord with the Householder Development SPD and Saved Policy H8.

Amenity

The Householder Development SPD states that account should be taken of the building line, although, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.

It also states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. Front extensions should not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings. It is considered that the set back from the highway to the front elevation, the scale and mass of the proposed development, that there is sufficient enough scope to permit the proposed front extension. The proposed development would be considered in an appropriate design that would not unduly dominate the front elevation of the dwelling or result in any significant harm of the front building line of the row of terraced dwellings. Furthermore, the proposed front extension would not adversely impact the overall character of the street scene, would retain the majority of the front garden area and there would be a sufficient distance between the front elevation of the dwelling and the highway (which would be approximately 8m). It is considered that the proposed front extension would not cause a significant departure from the overall character or design of the street scene and would be an appropriately designed addition to the dwelling. It is considered that the proposed development would not cause any significant issues on any local amenities and would be in accord with the Householder Development SPD.

The Householder Development SPD that extensions should not unacceptably obstruct the outlook of neighbouring dwellings or detract from their privacy.

29 Banbury Avenue

No.29 is the adjacent dwelling sited to the North of the application site. The property benefits from a small canopy roof across the ground floors front elevation. The front and rear building lines of no.29 sit in line with the application property. It is considered, given the projection of the proposed development would not result in any unacceptable obstruction of outlook or significantly impact the privacy of the occupants of no.29 and would be in accord with the

Householder Development SPD.

33 Banbury Avenue

No.33 is the adjacent dwelling sited to the South of the application site. The property is the end-terraced dwelling of the row. The front and rear building lines of no.29 sit in line with the application property. It is considered, given the projection of the proposed development would not result in any unacceptable obstruction of outlook or significantly impact the privacy of the occupants of no.29 and would be in accord with the Householder Development SPD.

Highways

The application site has recently created off-street parking spaces within the curtilage of the boundary. The proposed development would not affect any existing parking provisions which would be utilised by the occupants of the application property and therefore it is not expected that the proposed development would cause any adverse impact to the highway or motorists and therefore would be considered acceptable.

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
15/03/2023	001	-	EXISTING PLANS AND ELEVATIONS
15/03/2023	002	A	PROPOSED PLANS AND ELEVATIONS
24/02/2023	TQRQM2222210594 5097	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

14 April 2023

Appendix 1 – Site Photographs

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





