

<u>APPLICATION NO:</u>	23/00110/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	12 Rainbow Drive, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR SIDE EXTENSION		

Site Description

The application site is located at 12 Rainbow Drive, Halewood and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application property is a detached dwelling and is primarily brick facing on its front, side and rear elevations of the original dwelling. The property also features grey and navy UPVC windows and doors, along with brown, interlocking rooftiles, and brown UPVC openings on the ground floors rear elevation. The application property has a garage to the side of the property. The property benefits from a single storey side and rear wraparound extension, which is rendered facing on its exteriors and is sited behind the garage.

The application site is situated at a curve of the highway and is adjacent to Halewood Triangle Country Park with a dense landscaping of trees that run adjacent to the side and rear elevations of the application property.

Proposal

The application seeks permission for the erection of a first-floor side extension. this would be sited above existing side extension and garage and subsequently form and be considered a two-storey side extension.

The proposed development would project out by 2.73m and would have a length of 8.07m. It would consist of a dual pitched roof, with the eaves of this measuring at a height of 5.15m and the highest point of the roof measuring at a height of 7.61m.

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

No relevant 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The Householder Development SPD states that two storey side extensions (and provisions of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also states proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

Design

The original dwelling is brick facing with grey and navy UPVC windows and doors and tiled roofing. The single storey side and rear wraparound extension is rendered facing on its exteriors. The proposed development would include materials which are keeping in with those found at the application site and would feature a dual pitched roof. The proposal would be rendered facing on its front, side and rear elevations. The proposed materials and finishes would be in keeping with the existing single storey and rear wraparound extension. The design guidance in Section 6 in the Householder Development SPD encourages design that is cohesive with the existing, but that flexibility can be employed for extensions that offer a sensitive contrast. It is considered this would be an example of a sensitive contrast, without becoming an overbearing or domineering feature. In addition, the choice in the exterior design complements the character of the street scene. Rainbow Drive displays several dwellings which are a combination of brick and rendered facing, with no consistent pattern. Examples of this are provided by no's 6, 8, 17 & 19. Therefore, the proposal would not be considered incongruous to the street scene or cause any significant harm to the overall character of the local area.

The Householder Development states that the roof of the extension should normally be at a lower level than the original. The roof of the proposed two-storey side extension would be a dual pitched roof that would sit level with the original and the eaves and ridge line of the proposed development would therefore sit flush with the existing roof of the dwelling. The Householder Development states that the roof of the extension should normally be at a lower level than the original. Although this design would be a small departure from the guidance contained in the Householder Development SPD, it is considered as acceptable on this occasion, as this is normally prescribed to help visually identity the subordinate section of the dwelling. Given the location of the application site and where the proposed development would be sited in an appropriate place and is sufficiently offered relief from the nearby trees to soften the prominence of any extensions. These factors considered, would ensure that the proposed development would not result in any overbearing impact on the

street scene or significantly harm the character. Therefore, it is considered that relaxation can be given regarding the design of the roof and would be considered an acceptable design and would be in accord with the Householder Development SPD.

Amenity

The Householder Development SPD states that usually either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. It states however, that this requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect. The local street scene is a mixture of dwellings in their design and given the application property is a detached property, the proposed first floor side extension would not result in the terracing effect. Therefore, these requirements can be relaxed in the context of this application.

The proposed development would not have a harmful impact on amenities when observed from the highway as it would project out from the side elevation and would be largely screened and softened by the adjacent wooded area. It is considered that the application site does not hold a prominent position in the street scene and that the proposed development would not cause any detrimental overbearing impact.

10 Rainbow Drive

No.10 is sited adjacent and north-west from the application property. It is a detached dwellinghouse and its front elevation sits approximately 6m further back in contrast to the front elevation of the application site to accommodate the meander of the highway. No.10 benefits from a single-storey side and garage extension to the gable which faces the application property's gable wall. The gable wall of no.12 features two windows (one on the ground floor and one on the first floor.) The proposed development would be erected on the south-east gable wall of the application property and sit on top of the existing garage and single storey side extension. The proposed first-floor extension would not project beyond the existing front and rear building lines of the application property. Therefore, the proposed development would not be readily visible to the occupants of no.10. The proposal is not considered as having an overbearing effect or cause any reduction in light for no.10. It would be in accord with the Householder Development SPD and would not cause any adverse harm to the amenities or privacy on the occupants of no.10.

No other nearby dwellings are considered to suffer any significant impact to their amenities or privacy as a result of the proposed development.

Highways

The application property has a capacity as existing to accommodate 3 off-street parking spaces. The front hardstanding provides two spaces, and the garage will provide the third. The property is increasing the number of bedrooms from 3-4 and therefore, three spaces would be the expected level of parking spaces made available within the curtilage of the property. It is considered that the existing parking provisions available at the site are appropriate in regard to the proposed development. It is also considered that the proposed development would not cause any adverse impact to the highway or to motorists.

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
28/02/2023	SGRD/23 - A	-	EXISTING AND PROPOSED GROUND FLOOR PLAN AND FRONT AND SIDE ELEVATIONS
28/02/2023	SGRD/23 - B	-	EXISTING AND PROPOSED FIRST FLOOR PLAN AND SIDE ELEVATION
28/02/2023	SGRD/23 - C	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **24 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

















No.8 Rainbow Drive



No.6 Rainbow Drive



No's 17 & 19 Rainbow Drive