

<u>APPLICATION NO:</u>	25/00151/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	14 Higher Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS (DEMOLITION OF SIDE AND REAR EXTENSIONS)		

KNOWSLEY LOCAL PLAN POLICIES MAP

Primarily Residential Area

Site Description

The application relates to a two-storey semi-detached dwelling located on the southern side of Higher Road, Halewood. Higher Road (A562) is a busy dual carriageway that forms one of the main arterial routes through the Borough. The property is close to a busy junction with Mackets Lane and Portway. The boundary with Liverpool City Council lies nearby running north – south along Mackets Lane and Portway.

The host dwelling occupies a plot that is surrounded by other residential properties. The site frontage is hard surfaced with direct vehicular access from Higher Road to existing parking provision within the curtilage set behind a low-level brick wall. The property currently has a single storey utility room extension to the side, a single storey kitchen outrigger to the rear and a detached garage, sited along the common boundary with No. 16 Higher Road at approx. 1.8 m from the rear of the existing outrigger.

The property has a gate to the side of the existing side extension to allow access to the rear garden. The garden is in excess of 19 deep to the rear of the dwelling.

Proposal

The proposed development would involve the demolition of an existing single storey side extension which currently forms a utility room measuring 1.8 m (w) x 2.8 m (d) with a mono-pitched roof attaining a maximum height of 3.9 m and a rear kitchen outrigger with a pitched roof measuring 3 m (w) x 2.9 m (d) x 3.9 m (h). The ground floor element of a 2-storey bay feature would be subsumed by the development at the rear.

The proposed extension comprises a single-storey 'wrap-around' extension to the side and rear of the host dwelling. It would project 2.6 m from the gable of the host dwelling and project 2.9 m out from the existing rear elevation. The extension would have an overall depth of 10.2 m, extending across almost the whole of the rear

elevation with a width of 9.2 m.

It would have a hipped roof where it transitions from the side to rear extension which would attain a maximum height of 3.87 m. It would present as a mono-pitch from the front elevation with eaves to a height of 2.8 m.

The side extension would be set off the common boundary with the adjacent neighbour, No. 16 by 690 mm. The rear part of the extension would be located 300 mm off the common boundary with the adjoining property No. 12 and have eaves to a height of 2.75 m.

The proposed extension would provide accommodation that would comprise a cloakroom, W.C, utility room and open plan kitchen and dining room.

Consultations

Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 19 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

None relevant.

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

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

The proposal to demolish the existing single storey extension and rear outrigger and to erect a single storey side and rear extension to a house in a Primarily Residential Area is acceptable in principle.

Design and Visual Amenity Considerations

The proposed 'wrap-around' extension would have window serving cloak room within the front elevation. No windows are proposed to any side elevation. To the rear it is proposed to install a large, glazed opening with bi-fold doors and a single kitchen door. 2 no. roof lights in would be installed within the side roof slope and 3 no. rooflights within the rear roof slope.

The extension would be set in off the boundary with No. 16 Higher Road to allow access to be retained to the rear.

The existing dwelling has facing materials that comprise of facing brick with a render finish to the upper floor on the front and side elevations (existing side extension brick facing). The rear elevation of the main dwelling is constructed in brick work with the upper floor bay finished in a white render. The rear kitchen outrigger has a rendered rear elevation. The roofs are finished in roof tiles and the windows across the host property are grey uPVC.

It is proposed that the extension would receive a white render finish with a tiled roof

finish. Whilst the ground floor of the host dwelling is constructed of brickwork and the proposal would introduce rendered finish to all elevations, including the front of the extension, it is noted that there are a number of neighbouring rear extensions that have a render finish at ground level with the upper floor brickwork. The surrounding properties comprise a mix of brickwork and render and it is considered that this finish, including to the front of the extension, would not appear incongruous in the streetscene.

It is considered that the proposal would have no significantly greater impact on the visual amenities of the streetscene than the current extension.

Overall, the design is acceptable and would not be out of character with the host dwelling. The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Residential Amenity Considerations

No. 12 is the adjoining semi-detached dwelling. This property has a flat roofed single storey extension to the rear, adjacent to the common boundary. There are no windows within the side elevation facing the application site.

No. 16 is the adjacent property which has been extended at ground floor to the side and rear. The side elevation of that extension forms part of the side boundary with the application site with the remainder of the boundary secured by timber fencing. There are no windows in the side elevation of the neighbouring extension facing the application site.

Charlton Court is located to the rear and comprises 3 no. three-storey apartment blocks with associated car parking. The host property shares a common boundary at the rear with the car park associated with the apartments. The proposed rear extension would be in excess of 40 m from the rear of the nearest apartment block. There would be approximately 19 m from the proposed extension to the rear boundary.

Conclusion Residential Amenity

The extension is within the 4m limitation generally considered to be acceptable as set out in the Householder Development SPD. Given the existing extensions to neighbouring properties and the interface to the rear, it is considered that the development would not have detrimental impacts on residential amenity due to loss of privacy, loss of light or overshadowing; and the development would not appear overbearing.

No amenity concerns are therefore raised in respect of impacts on adjacent residents or the occupiers of the host property. Taking into account the above the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Conclusion

The proposal is acceptable in terms of and impacts on visual and residential amenities and the area in general. The proposal does not affect existing parking provision and there are therefore no highways or parking issues raised.

Overall, the application complies with national and local planning policies and guidance and is therefore recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/03/2025	2509-02-00-002	REV 04	PROPOSED DRAWINGS
17/03/2025	2509-02-02-11	REV 02	LOCATION PLAN
18/03/2025	2509-02-02-10	REV 02	SITE PLAN

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 13/05/2025

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

Informatives

N/A