

---

**From:** Quinn, Mark  
**Sent:** 01 April 2022 08:54  
**To:** Bide, Joanne  
**Subject:** 22-00001-FUL  
**Attachments:** 22-00001-FUL.docx

Hi Jo

Decision due , 04/04. Alan asked if you could send this out please. I will upload signed report

Thanks

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 22/00001/FUL

**APPLICANT:** Mr & Mrs N Smith

**WARD AFFECTED:** Whiston & Cronton

**DEVELOPMENT:** ERECTION OF A PART SINGLE STOREY PART TWO STOREY SIDE EXTENSION

**LOCATION OF SITE:** 19 Halton Hey, Whiston, L35 3JP

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Primary Residential Development - Primary Residential Development

### **RELEVANT POLICIES**

#### **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

### **TECHNICAL CONSULTATIONS:**

Whiston Town Council - No Comments Received

### **NEIGHBOUR NOTIFICATION:**

This application has been publicised by letters sent to 6 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 relates to a two-storey, semi-detached dwelling, located on Halton Hey, Whiston. Permission is sought for the erection of a part single part two storey extension to the side of the dwelling. The extension would measure 2.3m in width and the ground floor would align with the front and rear elevation, while the upper floor would be set back 3m from the principal elevation. The two-storey extension would be finished with a gable roof, with the ridge reaching 6.7m in height.

#### **POLICY CONSIDERATION**

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the

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

determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

## ASSESSMENT

Overall, the design and scale of the proposal is considered acceptable for the dwelling. The first floor of the side extension would be stepped back from the principal elevation and the ridge height would be below the main roof line, which together would ensure the addition appears subservient on the host dwelling. The gable end roof would echo main roof and generally the appearance of the extension would harmonise with the original property. The facing materials are also proposed to match the existing.

The two-storey extension would sit to the side of the adjacent dwelling, 21 Halton Hey. No.21 has one window at first floor, which appears to serve the landing within the property. Therefore, the proposal would have no significant effect on the outlook or overall amenity of this dwelling. Also given the side location, the proposal would have no impact on the adjoining dwelling, 17 Halton Hey and it would preserve the amenity levels of all the surrounding residents.

The property currently has a single driveway to the front of the property. The proposal would increase the total number of bedrooms from three to four within the property. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces. The proposed block plan indicates that an additional area of hardstanding would be provided to the front of the dwelling. The plan shows three cars, however the width of 7.45m would fall slightly short of the width required to provide three spaces. In reality two useable spaces could be accommodated. While this would fall short of the parking standards, it should be noted that they are maximum standards and the overall parking provision for the property would still be increased. It therefore is considered that the proposed parking would be acceptable within this location and the development would not result in such a demand for parking that would be detrimental to the safety of the surrounding highway.

## CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

## 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.

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

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.

- 4) No part of the development hereby permitted shall be brought into use until the area of hardstanding shown on drawing no NPA225.A05 received on 24/03/2022 has been laid out in accordance with that plan. The hardstanding shall be constructed using porous materials or provision shall be made to ensure the surface water drains to a porous surface within the curtilage of the dwelling. The hardstanding shall be made available for the parking of cars at all times thereafter that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) Notwithstanding the submitted drawings the ground floor extension shall be set back one course of brickwork from the front elevation of the dwelling.

Reason : To avoid the unsightly bonding of old and new brickwork 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                               |
|---------------|-------------|---------|------------------------------------------------------|
|               |             |         |                                                      |
| 14/01/2022    | NPA 225.A01 | REV A   | EXISTING FLOOR PLANS AND ELEVATION AND LOCATION PLAN |
| 14/01/2022    | NPA 225.A02 | REV A   | PROPOSED GROUND FLOOR PLAN AND DRAINAGE DETAILS      |
| 14/01/2022    | NPA 225.A03 | REV A   | PROPOSED FIRST FLOOR PLAN                            |
| 14/01/2022    | NPA 225.A04 | REV A   | PROPOSED ELEVATIONS AND SECTIONS                     |
| 24/03/2022    | NPA225.A05  | -       | PROPOSED PARKING                                     |

### Informatives

None Required

Louise Everard  
31 March 2022

Signed by

|                                     |                              |                                |
|-------------------------------------|------------------------------|--------------------------------|
| Document Reference<br>PS/DC/OP04/05 | Document Issue Number<br>003 | Document Issue Date<br>23/9/02 |
|-------------------------------------|------------------------------|--------------------------------|

Mark Quinn  
01/04/2022

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

c:\adlib\system\work\20220401t115326.545\20220401t115327.291\22-00001-ful.docx