

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00677/FUL

APPLICANT: Debbie Hodaj

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 31 School Drive, Halewood, Knowsley, L26 6BW

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS24 - Managing Flood Risk

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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.

PLANNING HISTORY

A previous Prior Approval application for a rear extension was withdrawn (21/00658/PDE).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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PS/DC/OP04/05	003	23/9/02
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The application is for the erection of single storey rear extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. Part of the extension roof would be pitched like the main dwelling, however, part would be flat. Whilst this is different to the main dwelling, the extension would be located at the rear and therefore would not be readily visible from the street scene. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 29, whilst the extension would extend around 5 metres at the rear, it would be next to the existing garage of 29 and would not project beyond this. Therefore, there would be no impact on the residential amenity of 29.

In relation to 33, there would be no harm as the extension would be on the opposite side of the dwelling and away from the boundary with 33.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

FLOOD RISK

The application site is within Flood Zones 2 and 3. In such cases a flood risk assessment is normally required by NPPF para 168. However, given the existing use of the site and the small scale of the proposed extension, it is considered that requiring a flood risk assessment to be produced would be neither necessary nor proportionate. Overall, the development would not result in material flood risk impact and is consistent with Core Strategy Policy CS24.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is recommended for approval.

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).

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- 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/08/2021	01	-	Existing and Proposed Floor Plans and Elevations
20/08/2021	TQRQM2121319 0317975	-	Location Plan

Informatives

N/A

Andrew Hunt

21 September 2021

Alan Kilroe

23 September 2021

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PS/DC/OP04/05	003	23/9/02

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