

Regeneration and Economic Development Department

APPLICATION NO: 21/00332/FUL

APPLICANT: Ms Rosie Hayde

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 34 Trispen Close, Halewood, Knowsley, L26 7YP,

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:

Halewood Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 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 on Trispen Close. Permission is sought for a single storey extension on both the side and rear elevation. The side element would measure 2.36m in width, would align with the front elevation and span the full depth of the dwelling 8.8m. It would consist of a lean-to roof with the eaves and ridge reaching 2.35m and 3.25m respectively.

The rear section would project 3m beyond the rear elevation and would measure 4.15m in width, spanning almost the width of original dwelling apart from a 0.3m gap to boundary with the adjoining dwelling. This section would also contain a lean-to roof reaching a maximum height of 3.6m, while the eaves would measure 2.4m.

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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 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

The proposed single storey extensions to the side and rear are considered to be of an acceptable scale for the host dwelling and would retain adequate private amenity space. The simplistic design with a mono-pitched roof on both elements would be appropriate for the property and surrounding area. The extensions are also proposed to be finished in facing brickwork, tiles and white UPVC details to match the original dwelling.

The side element would sit along the boundary and to the side of the adjacent dwelling, 33 Trispen Close. This property only has one first floor window in the side elevation and therefore the single storey proposal would have no detrimental effect on this elevation. Additionally, the rear projection would be set approximately 2.3m from the shared boundary and again would have no significant impact on the outlook and amenity levels enjoyed by this dwelling.

Only the rear section would be visible from the attached dwelling, 34 Trispen Close. This property has an existing conservatory on the rear and as such, the single storey rear extension would not protrude beyond the rear of the adjacent structure. A single storey rear extension of this depth would be considered acceptable along the boundary under the Householder Development SPD and it would not unduly affect the amenities of the attached dwelling.

The area to the side of the dwelling is not of adequate width for use as parking. Therefore, the proposal will have no impact on the existing parking arrangement, nor would it create any additional demand. As such the development would not raise any highway safety issues.

CONCLUSION

It is considered that the proposed extensions are of an acceptable design and scale for the host dwelling. It would not have a detrimental impact on the amenity of the surrounding residents or the overall character of the area. 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 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

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CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/03/2021	02	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

10 June 2021

Alan Kilroe

11 June 2021

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