

<u>APPLICATION NO:</u>	24/00084/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	17 Higher Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO-STOREY SIDE EXTENSION AND ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application property is located at 17 Higher Road, Halewood and the site is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is a combination of brick and render facing on its front, side and rear elevations. The front elevation features a mock Tudor timber cladding as well as a small projecting dormer window. The property features white UPVC openings and grey, flat, interlocking rooftiles.

The property benefits from an adjoined garage to the East facing side gable, a modest kitchen extension and an existing bay window off the West facing side elevation. The property is South facing. The application dwelling features a large curtilage, with grass and some vegetation encircling the property together with a tarmac driveway. The property is enclosed by brick pillars and lower wall, with timber fencing between the pillars.

The application site is South facing and is sited approximately 11.5m from the public highway. To the North of the site is a railway line, to the East, West and South of the site are other residential properties that face onto Higher Road.

Proposal

The application seeks permission for the erection of a Two-storey side extension together with the erection of a single storey rear extension.

The proposed two-storey side extension would have a projection of 4.05m from the West facing gable wall and would have a depth of 9.31m (this includes the projection of the single storey rear extension). The proposal would be served by a hipped roof and would measure at a height of 5.05m at the eaves and a height of 8.05m at the highest point.

The front elevation of the proposal would be set-back by 0.34m from the adjoining front elevation of the dwelling. The front elevation would feature 2 windows, the side elevation would feature one small window on the ground floor and the rear elevation would feature windows on both storeys as well as bi-fold doors.

The proposed single storey rear extension would have a projection of 3.59m from the existing rear building line of the property and would have a width of 8.39m. This would be served by a mono-pitched roof and would measure at a height of 2.36m at the eaves and 3.84m at the highest point.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

Together with the proposed two-storey side extension, on the ground floor, this would form a 'wrap-around' extension. The exterior of both existing and proposed would see the further application of off-white rendering. The bottom layer of brick facing materials would be dropped to a thin band round the base of the dwelling in its entirety and a full render of the external face of the property.

The submission has seen minor amendments in the design of the black cladding on the front elevation and has seen more added to ensure what was originally indicated did not look isolated or bare.

Consultations

Halewood Town Council - No Comments Received.

Network Rail - No comments on proposal but an informative to be attached with the Decision Notice.

Representations

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

Planning History

APP. NO: 23/02684/FUL
PROPOSAL: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE ERECTION OF A SINGLE STOREY REAR EXTENSION
DECISION: GRANTED
DECISION DATE: 10 November 2023

APP. NO: 23/02684/NMA
PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 23/02684/FUL (ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE ERECTION OF A SINGLE STOREY REAR EXTENSION) AMENDMENT SOUGHT TO REPOSITION SINGLE STOREY REAR EXTENSION AND FULL RENDER OF DWELLING AND PROPOSED DEVELOPMENT
DECISION: REFUSED
DECISION DATE: 21 February 2024

This application's proposal has incorporated the amendments that were sought under the above non-material amendment, following its refusal.

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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

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 rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

Design

The existing dwelling is faced in a combination of brick and render facing, with white UPVC openings and tiled roofing. The proposed development would see a full rendering of the external face of the existing and proposed. The design and materials of the dwelling overall would be cohesive and emulated and would include materials that are found on the exterior of the dwelling; the front elevation of the proposed two-storey side extension features fenestration that is in keeping with other openings on the front elevation and would take inspiration and utilise the mock Tudor timber cladding. The proposed development would be served by pitched (hipped) roofs.

The proposed two-storey side extension would be served by a hipped roof, that is subordinate to the roof of the existing dwelling on the front elevation as the ridge of the roof is lowered and would emulate the design, pitch and materials of the roof. The proposed single storey rear extension would be served by a mono-pitched roof. The pitch of the roof would also feature a roof at a differing pitch, as it would not be as steep as the roof of the existing dwelling, however, would mimic the roof of the existing single storey side extension. This would be acceptable, given that this roof would serve a ground floor rear extension and would not be readily visible from the street scene or cause any adverse harm.

The proposed rear extension would be within the parameters of the Householder Development SPD and would not result in any adverse or unacceptable harm to the neighbouring property.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

The proposed front elevation of the proposal would see additional black timber cladding to ensure that the proposal would not appear bare or look incongruous to the rest of the dwelling. The amendments are considered to improve the design and ensure it responds more positively to the original dwelling.

Overall, it is considered that the proposed development would have an acceptable design and would be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

The Householder Development SPD states that two-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.

The Householder Development SPD also 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.

The Householder Development SPD further stipulates 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 application property is a detached dwelling, with sufficient space to the side that the proposed two-storey side extension would be erected. The proposed development would still leave approximately 3.5m between the side elevation and the party boundary of the adjacent dwelling. The adjacent dwelling of No.15 is set significantly closer to the highway. Therefore, it is not considered that the proposed two-storey side extension would result in an actual or potential terracing effect, would be within the guidance of the SPD and would be acceptable.

15 Higher Road

No.15 is situated to the West of the application property and is a detached dwelling. The property is sited significantly closer to the public highway and is set forward of the application property's front elevation by approximately 9m. The property benefits from a single storey rear extension. The rear elevation of the application property projects approximately 1.9m further than the rear elevation of no.15. There is approximately 11.8m between the gable walls of the two properties. The gable wall of no.15 features one window and an access door with a window on the ground floor side elevation.

The proposed two-storey side extension would be built leaving sufficient space between the side elevations of the two properties at approximately 7.8m. It would be considered that there would be no overlooking between the properties, given that they do not sit in a uniform building line due to the set-back of the application property and the ground floor window on the gable wall of the proposal is a small window which would be separated by the timber boundary fencing, that is at an approximate height of 1.8m. There are no windows on the first-floor side elevation, and this would protect privacy and amenity.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

The proposed rear extension would be within the parameters of the prescribed projections contained in the Householder Development SPD. There is sufficient boundary treatment between the two rear gardens provided by trees, shrubbery, and hedging.

Overall, the proposed development would be in accord with the Householder Development and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.15.

19 Higher Road

No.19 is situated to the East of the application site and is a semi-detached dwellinghouse. The two gable walls of the properties face each other at an approximate interface distance of 3.2m. The front elevation of no.19 is marginally set-forward of the front elevation of the application property. The rear elevation of no.19 projects approximately 3.2m past the rear elevation of no.17. No.19 benefits from an adjoined single storey side garage.

The proposed two-storey side extension would be erected from the West facing gable wall of no.17, would not project beyond the existing front and rear elevations and would subsequently, not be readily visible to the occupants of no.17.

The proposed rear extension would roughly sit in line with the rear elevation of no.19 and would be within the parameters of the prescribed projections contained in the Householder Development SPD. There is sufficient boundary treatment between the two rear gardens provided by a 1.8m high timber fence.

Overall, the proposed development would be in accord with the Householder Development and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.19.

Highways

The proposed development would see the existing grassed area to the front of the dwelling replaced by new tarmac with block edging. There would still remain a decent amount of the grassed area and surrounding landscaping to ensure visual amenities are not significantly harmed. The parking provided as part of the proposal would be sufficient for a minimum of three vehicles. This would be in accord with the maximum parking requirements outlined in the Householder Development for a development with 4+ bedrooms.

Therefore, the proposed development would be in accord with the Householder Development SPD, would not be considered to cause any adverse harm to the highway or motorists and would be deemed acceptable.

Other Issues

Trees

As outlined earlier and seen in the site photos, the application site features trees and shrubbery prominently in the rear garden, with others also located to the side of the curtilage. It is considered that there is not any presence of vegetation that serve any great amenity value to

the wider area and are not visible to the street scene. This is with the exception of three trees adjacent the front curtilage of the boundary, however, these are sited approximately 10m from the front elevation of the proposal and would not be considered to suffer a detrimental impact from the proposal. Overall, it would not be considered proportionate or reasonable to mandate a Tree Survey be completed and submitted in support of the application.

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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/03/2024	23-700-3D06A	A	PROPOSED 3D IMAGES
27/03/2024	23-700-006B	B	PROPOSED ELEVATIONS
20/02/2024	23-700-005E	E	PROPOSED FLOOR PLANS
20/02/2024	23-700-001	-	LOCATION PLAN

Signed Case Officer¹: Reece Black

**Signed Authorising
Officer²:** K Foster

Date: 27 March 2024

Informatives

- 1 Please see attached response from Network Rail.

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