

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00328/FUL
Hulbert

APPLICANT: Mr & Mrs Jenny & Robin

WARD AFFECTED: Halewood North

DEVELOPMENT: RETENTION OF FLAT ROOF TIMBER STRUCTURE TO SIDE TO FORM
COVERED OPEN AREA

LOCATION OF SITE: 4 Cresswell Close, Halewood, Knowsley, L26 6NB

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

**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

Previous applications have been approved for a single storey rear extension (21/00306/FUL – approved 11/06/21) and erection of a rear dormer (21/00544/FUL – approved 18/08/21).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. 2 letters of support and 1 Objection have been received consisting of the following main points.

Support

- Lovely family. Have worked hard for house.

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- The proposal looks nice visually and compliments the house.
- It is no taller than a shed which wouldn't need planning permission.
- I see no issue with it as there are lots of outdoor extensions in the area that have passed planning previously.
- This area will be a fantastic place for a fun filled modern family to relax and enjoy outdoor family life.

Objection

- There is a howling noise between the two properties since the erection of the structure.
- There is a security light in the new area which shines into our garden.
- The ceiling of the structure appears to have speakers embedded, we are concerned about loud music.
- They are installing a cooker which suggests they will be cooking extensively from this area which will cause noise and smells.
- We are concerned about devaluation of our property.

ISSUES AND ASSESSMENT:

PROPOSAL

The application site relates to a detached house in a modern housing estate, there are properties which adjoin both side boundary and a road runs to the rear of the site. The application property is set slightly further back than either of its neighbours and has been extended with a single storey rear extension.

The application is for the retention of a flat roof timber structure to the north western side of the dwelling to form a covered open area.

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. The alteration is relatively minor and only a small part would be visible from the street. 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.

The structure projects around 4.7 metres beyond number 3, it is open and allows light to pass through, it is located at the side of 4 behind the front garage. Due to the height of the roof of the structure (30cm) it would not significantly impact on the amenity of 3 though loss of light or outlook.

A neighbour has raised concerns about the effects of cooking smells should the applicant use it as a barbecue area as annotated on the submitted plans. However, it is unlikely that the applicant will frequently use the area to cook, and they could use the area to cook even without the structure and a

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refusal on these grounds would not be warranted. Nevertheless Should odours from the area become an issue then the Environmental Health could investigate and take action.

Concern have also been raised about noise generated in the area, however people are expected to use their outdoor areas for recreation and should noise become an issue it would be appropriate for Environmental Health to investigate.

In relation to lighting, the plans show skylights which are typical of a residential property and will not cause significant harm to amenity.

In relation to a howling noise (which may be caused by wind), evidence has not been presented to the Council which demonstrates that there is an issue, however if there were that would be down to the construction of the structure which is not a planning matter. The applicant is not aware of the 'howling' and has offered to take action to either reduce or eradicate noise. In any case the level of noise is not likely to be significant.

In relation to 5, there would be no impact as the structure would be on the opposite side of the house.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

OTHER CONSIDERATIONS

In relation to the developments impact on property prices, this is not a material planning consideration that can be taken into account.

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 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 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
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31/05/2022	4CC/CANOPY/S P02	-	Site Plan
22/06/2022	4CC/CANOPY/04	-	Proposed Elevations
31/05/2022	4CC/CANOPY/S P01	-	Location Plan
31/05/2022	4CC/CANOPY/03	-	Proposed Floor Plans

Informatives

Andrew Hunt
28 July 2022

Alan Kilroe
29 July 2022

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