

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00047/FUL **CASE OFFICER:** Andrew Hunt

WARD: Halewood North **PARISH:** Halewood
Town Council

LOCATION: 28 Grassington Crescent, Halewood, Knowsley, L25 9RU

PROPOSAL: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER
WITH THE ERECTION OF A TWO STOREY REAR EXTENSION,
ERECTION OF SINGLE STOREY FRONT PORCH, DEMOLITION OF
EXISTING SINGLE STOREY REAR EXTENSION AND EXTERNAL
ALTERATIONS TO ROOF, WINDOWS AND RENDERING

Site Description

The application site is a semi-detached house in a residential area at Grassington Crescent. The site is shaped as an irregular rectangle. There is a detached outbuilding to the west, and residential properties to the north, east, west and south. Within the site there is a detached outbuilding on the eastern part of the site along with an existing single storey rear extension.

Proposal

The proposal is for the erection of a two-storey side extension together with the erection of a two storey rear extension, erection of single storey front porch, demolition of existing single storey rear extension and external alterations to roof, windows and rendering.

Consultations

N/A

Representations

This application has been publicised by letters sent to 14 neighbours. No objections have been received.

Planning History

An application to erect a garage at the front of the dwelling was approved (15/00576/FUL – approved 20/10/2015).

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development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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)

H8 - Extensions and Alterations to Residential Properties

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

Character of Area

The two-storey rear extension would not be readily visible from the street scene. In relation to the front porch, side extension, other changes to the elevations and new materials, these would not cause harm to the street scene and would overall create a more modern and attractive frontage. Therefore, there would be no harm to the character of the area.

Neighbour Amenity

In relation to the Markfield Crescent properties to the south, the side of the property would be slightly closer to the properties of Markfield Crescent and there would be a new two storey rear extension. However, the extensions at 28 would still result in a minimum of 12 metres from the rear of the dwellings of Markfield Crescent to number 28. This would therefore comply with the minimum 12 metres to a blank gable in the New Residential Development SPD. In relation to privacy, there would be an improvement to some properties over the existing position as the large side windows on 28 would be replaced by smaller obscure glazed windows. This can be secured via a condition. Therefore, there would be no harm in relation to amenity.

In relation to number 26 (to the north), there is an existing 1st floor side window at 26, however, this is a landing windows and not a main habitable room window. Therefore, the extension will not result in loss of light and outlook to a habitable room. As a result, there would not be significant harm to the amenity of 26.

In relation to properties to the west, there would be a minimum of 22 metres between the first-floor windows of both properties and 28. This would comply with the New Residential Development SPD.

Overall, it is considered that there would not be significant harm to amenity.

Highways

There is more than sufficient space on the long driveway to accommodate 3 car parking spaces.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Existing and Proposed Plans and Elevations and Location Plan – Rev B (received 01/02/2024).
- b. Site Plans – Rev A - (received 01/02/2024).

Reason: For the avoidance of doubt.

3) Obscure Glazing

The two side windows hereby approved (excluding the front porch window) show on plan (Existing and Proposed Plans and Elevations – Rev B) - shall be:

- a. obscure-glazed, and
- b. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: In order to protect the privacy of neighbours.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>12 March 2024</u>

Informatives

N/A

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