

<u>APPLICATION NO:</u>	25/00088/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	35 Clough Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 35 Clough Road, Halewood and is situated within an area designated as Primarily Residential Area in the Local Plan Policies Map. The application property is a two-storey, detached dwellinghouse and is brick facing to its front, side and rear elevations along with white UPVC openings and brown flat roof tiles.

The property benefits from a detached garage to the side of the property with a rear conservatory and a modest front porch extension. There is a detached outbuilding within the rear garden. The rear garden spans a depth of 14.2m from the original rear elevation of the dwelling and its topography comprises grass and patio. Refuse bins are stored within the front garden area.

The application property is north-east facing and is located at the head of a cul-de-sac. The street scene comprises of other detached properties of differing house types. A highway (Court Avenue) runs to the north-west of the property boundary.

The application site is identified to be located within a Coal (Low Risk Area).

Proposal

The proposal is for the erection of a single storey side and rear extension.

The proposed development would be 'L' shaped and comprise a 'wrap-around' arrangement in which it would project 3m from the rear of the property with a width of 10.1m at its widest, a depth of 10.8m at its greatest depth and a front projection of 1.1m from the existing front elevation of the dwelling. The proposed development would be served by a dual-pitched roof to the side, which would extend to form a mono-pitch to the rear projection, would measure 2.4m at its eaves and 4.4m at its tallest point.

The rear elevation would contain 3 no. openings comprising of bi-fold doors with 2 no. windows. The gable wall would contain a small obscurely glazed window. The rear roof would contain 3 no. rooflights.

The proposed development would see the demolition of the existing detached garage and removal of 1 no. conifer tree adjacent the side boundary of the plot to facilitate the proposed works.

Consultations

Halewood Town Council: No comments received.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

No relevant Planning history.

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.

The site is identified as a site allocated for housing 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.

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) and the New Residential Development (2018) are material considerations for the purposes of this planning application and provides additional guidance in relation to householder and residential 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:

- Single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.
- 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.
- Front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas.

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD outlines that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area and any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting.

The proposed development would project 1.1m forward of the existing front elevation, and given that this would be single storey, would be of a suitable scale and design. This front projection would largely be screened by the projecting two-storey gable roof to the front elevation and single storey porch extension as it would not project beyond this, which would not significantly harm the building line of the wider street scene and setting or the dwelling itself. The front projecting extension would be of a suitable scale and located within a discrete area within the street scene to reduce any prominence and for these reasons it is deemed acceptable.

The proposed side extension would not have any unacceptable impact on the street scene or raise any concerns from impacts on neighbours given that the proposal would be erected to the gable wall adjacent the highway (Court Avenue) which is

bounded by vegetation and fencing with a brick wall and pedestrian access gate to the rear garden of the application site. There are properties which front this highway with 12 Court Avenue oriented to have a direct view, however, these properties are at a suitable distance from the proposed development by 17.5m to prevent any harm to amenity; no amenity issues on neighbours are raised. The visual impact from the highway is considered acceptable.

The proposed rear projection would be erected adjacent the existing rear conservatory at a depth of 3m. The rear extension would be screened by the conservatory, set further back from it by 1.7m and 4.4m away from the party boundary of the adjacent neighbour (33 Clough Road). A small section of the mono-pitched roof would be visible (0.3m above the existing conservatory roof) which given the minor height and set in from the party boundary would have no impact on No.33 and as such the proposal would not result in overshadowing, loss of outlook, privacy issues or appear unduly dominant.

The Householder Development SPD advises for pitched roofs that should match the angle of pitch; however, flat or lower-pitched roofs may be preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms. The proposed roof is considered acceptable, given that the side extension would be served by a dual-pitch roof which would emulate the roof of the original dwelling but given it is single storey a reduced pitch is considered acceptable in design terms. The roof of the rear projection would also be considered adequate.

The existing dwelling is faced in brick walling with white UPVC and flat roof tiles. The submitted plans contain an annotation that the proposed exterior wall and roof materials would be to match, although no precise detail is given on openings, this is specified within the application form with white UPVC as both existing and proposed, therefore this would be included within Schedule 1 of the approved plans/documents and would be further secured by the standard planning condition. The existing garage door would be re-used for the proposed garage. A course of soldier brick detailing above the garage door would be implemented to emulate the brick detailing found above other openings to the front elevation of the dwelling, which would comply with 6.10 of the Householder Development SPD.

HIGHWAYS

The existing parking provisions available at the property comprise of tarmac hardstanding to the front of the property which can accommodate 2 no. vehicles.

The existing detached garage would not be considered to meet the Householder Development SPD's minimum internal dimensions (2.75m x 5.5m) to be classed as a parking space and therefore would not be considered to result in the removal of any in-curtilage parking provision for the property.

The proposal would not increase the number of habitable rooms or result in the loss of any existing in-curtilage parking provisions at the property. Therefore, would not result in any material change to the existing parking arrangements or have any unacceptable impact on highway safety.

OTHER ISSUES:

TREES

The application has indicated that a single conifer tree will be removed to facilitate the proposal. The species of conifer are generally regarded to provide low amenity value; the tree is not under any Tree Preservation Order and within a private garden, subsequently this could be removed at any point without any permission. This issue would not warrant the refusal of the application and would be acceptable.

COAL CONSTRAINT

The application site is identified as a Low-Risk Area for previous coal mining activity. An Informative will be included on the Decision Notice for the attention of the applicant should the application be granted.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/02/2025	03	REV A	LOCATION PLAN
04/02/2025	02	-	PROPOSED FLOOR PLANS AND ELEVATIONS
04/02/2025	-	-	APPLICATION FORM

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Mark Quinn**

Date: **16/04/2025**

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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

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