

<u>APPLICATION NO:</u>	25/00383/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	22 Chartwell Grove, Halewood, Knowsley, L26 6LP		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY)		

Site Description

Two-storey detached dwelling located in the cul-de-sac of Chartwell Grove. The dwelling is characterised by brickwork to all elevations; with render to the front elevation at first-floor level, a hipped tiled roof which gables towards the front of the dwelling and white UPVC windows. The property currently benefits from a conservatory to the rear.

To the side of the dwelling is a single storey garage, W.C. and utility room which is thought to be original to the dwelling. The single storey side aspect also projects beyond the front elevation to incorporate a porch.

There is also off-street parking available for 2no. vehicles to the front of the dwellinghouse.

Proposal

Planning permission is sought to erect a single storey extension to the rear, following the demolition of the existing conservatory.

The extension would have a projection of 4.0m beyond the existing rear elevation of the dwelling and a width of 8.16m. It would have a mono-pitched roof with 2no. rooflights installed, with an eaves height of 2.40m and a ridge height of 3.60m. The roof of the extension would hip to the side of the dwellinghouse to create a 'wrap-around' effect to connect the proposed extension to the existing single storey garage. Bi-fold doors are proposed within the rear elevation of the extension.

It would allow for a larger open-plan kitchen / dining / living area.

Consultations

None required.

Representations

This application has been publicised by letters sent to 8 neighbours. No comments or objections were received during the consultation period.

Planning History

96/00651/APP Erection of 42no. detached dwellings.

	Granted (23.01.1997)
96/00641/APP	Application for Reserved Matters in respect of landscaping. Granted (20.01.1997)
96/00530/APP	Erection of 94no. detached houses and alteration to Cartbridge Lane. Granted (10.12.1996)

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

Policy CS2 Development Principles
Policy CS19 Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

Policy H5 Development within Primarily Residential Areas
Policy H8 Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD

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 (2006) 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 to be 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 to highway users by obstructing visibility for pedestrians or drivers of motor vehicles
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

The Householder Development SPD advises 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.

Principle of Development

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

As such, the domestic proposed single storey rear extension is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

The Householder Development SPD advises that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4.0m from the rear elevation of the dwelling.

The proposed extension would have a projection of 4.0m beyond the rear elevation of the existing dwelling and a width of 8.16m which would comply with the Householder Development SPD in terms of its depth.

In regard to any impact on the neighbouring dwelling to the left No.21 Chartwell Grove, the proposed extension would project 4.0m beyond the rear elevation of the neighbouring dwelling. As the depth of the extension meets the guidance provided by the Householder Development SPD, it is considered that the proposed extension would not have a negative impact on the amenity of No.21 and would be acceptable. Additionally, the extension would not have any more impact on amenity than the existing conservatory.

To the right-hand side of the application site, there is no direct neighbour, only an electricity sub-station. The proposed rear extension would have no impact on this sub-station, as it would be contained within the boundaries of the application site.

Whilst the application sites side boundary shares the boundaries to the rear of No.2, No.4 and No.6 Hever Drive, the erection of a single storey rear extension would not have a negative impact on the residential amenity of these dwellings, as there is a distance ranging between 10m – 11.7m from the side elevation of the proposed extension to the rear elevations of No.2 and No.4.

The additional bi-fold doors within the rear elevation raise no overlooking concerns due to boundary treatments, ground floor sitting and orientation within the rear elevation of the extension.

Therefore, the single storey rear extension is considered to be acceptable in terms of any impacts on residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

Design

The proposed single storey extension would not be visible from the wider street scene of Chartwell Grove, as it would be situated behind the existing dwelling and the existing single storey garage. The extension would be finished in brick to match the existing dwelling. As the proposed materials would match that of existing, the extension is considered to be acceptable in visual terms.

The extension would have a mono-pitched roof with 2no. rooflights installed which would hip to create a 'wrap-around' effect to connect to the existing single storey garage. The proposed roof-profile is considered to be acceptable, as the hipped aspect would match that of the existing dwellings main roof and therefore complies with Householder Development SPD guidance.

The doors to be installed would be UPVC. The additional doors would match the materials of the existing fenestrations found at the dwelling and are acceptable in this instance.

Overall, the extension is considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8 and guidance provided by the Householder Development SPD.

Conclusion

The proposal would be acceptable in terms of any impacts on the residential and visual amenity. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

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 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
08.06.2025	01	-	OS Map
08.06.2025	02	-	Site Maps
08.06.2025	06	-	Plan as Proposed
08.06.2025	07	-	Elevations as Proposed

Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **31.07.2025**

Informatives

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

Site Photographs

