

<u>APPLICATION NO:</u>	25/00040/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	36 Hawthorne Avenue, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR SIDE EXTENSION		

Site Description

The application site is located at 36 Hawthorne Avenue, Halewood and is situated within an area designated as a Primarily Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwellinghouse and is (predominately) brick facing on its front, side and rear elevations together with white UPVC and grey, interlocking roof tiles.

The property benefits from a single storey side extension. The front elevation of the dwelling is south-east facing. The front garden area comprises of block paving to provide hardstanding for a minimum of 2 no. vehicles. To the front of the existing side extension is a small timber bin store. The front garden area is bounded by a brick wall.

The street scene comprises two building lines of semi-detached properties, largely uniform in character. There is a playing field to the north-west of the site.

Proposal

The application seeks permission for the erection of a first-floor side extension.

The proposed development would project 2.43m with a depth of 6.56m. This would be served by a hipped roof which would measure 5.53m at the eaves and 7.55m at the ridge. The front elevation would be set back from the immediately adjoining wall by 0.75m. Fenestration would be installed to the front and rear elevations.

The application has seen minor amendments to step the first-floor front wall back further (from 0.5m to 0.75m) and the soffit overhang (0.15m) has been removed.

Consultations

None required.

Representations

This application has been publicised by letters sent to 11 neighbours.

There have been 0 letters of objection, 1 letter of support and 0 letters of comment.

The representations are summarised as follows:-

We have no objections to the building of this extension.

Planning History

No recorded 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 two storey side extensions (and provision of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also outlines that they should also 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.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The Application Form states that the proposed development would include materials that are in keeping with the existing dwelling and therefore would emulate the design.

The proposal would be served by a dual-pitched roof, which although would display a slightly reduced pitch, would be acceptable given it would not hold a prominent position in the street scene and still largely is in-keeping with the overall design of the original dwelling. The proposal would be served by a hipped roof, which would include a ridge lower and subordinate to the roof of the original dwelling.

The Householder Development SPD outlines that for the consideration of two-storey side extensions either a minimum 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 submitted plans show that the front wall of the first-floor of the extension would be set back by circa 0.75m. Although this is a shortfall from the prescribed guidance

in the SPD, this would be considered acceptable. This is because the front elevation of the original dwelling contains projecting bay window features which result in a stepped arrangement of the front elevation and are characteristic of the dwelling and other properties in the street scene. The proposals' front wall would be set-back a suitable amount (0.75m from the immediately adjoining wall and 1.3m from the projecting front bay features) and consequently would be acceptable. The roof ridgeline would further delineate the side extension is a subordinate addition to the original dwellinghouse. These reasons are considered sufficient to prevent the creation of a significant 'terracing-effect' occurring.

There are no Planning records for the development at No.38, however, Google Maps Street View evidence this being present in 2008, which was before the Householder Development SPD was adopted (2016). This two-storey side extension features no set-back on the first-floor front elevation, set-in from the party boundary or lowered ridgeline, subordinate to the original roof. Therefore, in accordance with 7.2 of the Householder Development SPD to prevent an actual terracing effect from occurring, it was requested that the proposal be amended to set-back the first-wall front elevation, which has been accomplished and shown on the amended plans.

The proposal would not be considered to result in a change to existing refuse bin storage arrangements.

Overall, the proposed development would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD (6.19) states extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree.

34 Hawthorne Avenue

No.34 is the paired, semi-detached dwellinghouse. The original front and rear elevations sit parallel to one another. The property benefits from a front (porch) and side (garage) extension.

The proposed development would not project beyond the existing front and rear elevations of the dwelling and would not be readily visible to the occupants of No.34.

38 Hawthorne Avenue

No.38 is the adjacent, semi-detached dwellinghouse and is located to the south-west of the application property. The original front and rear elevations sit parallel to one another. The property benefits from a two-storey side extension and a single storey front projection. There is one window on the middle of the first-floor gable wall, constructed with obscure glazing and is understood to serve a bathroom / en-suite. Given this is a non-habitable use it would not be considered to result in any unacceptable residential amenity impacts.

No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity or privacy because of the proposed development. Overall, the proposed development would comply with Saved Policy H8 and the Householder

Development SPD.

Highways

The proposed development would not increase the number of bedrooms at the application property or impact on existing parking provisions. As such, it would not result in any material changes or impact on highway safety.

Therefore, the proposed development would be acceptable and not result in any highway safety concerns.

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
27/01/2025	003	-	SITE LOCATION PLANS
21/03/2025	002	REV A	PROPOSED PLANS
27/01/2025			APPLICATION FORM

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Jo Sheridan**

Date: **21/03/2025**

Informatives

Not applicable.

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