

Regeneration and Economic Development Department

APPLICATION NO: 21/00564/FUL

APPLICANT: Mr Colin Fielding

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 18 Higher Road, Halewood, L25 0QQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two-storey, semi-detached dwelling on Higher Road, Halewood. The property has previously added a part side, part rear, single storey extension which links into what was originally the detached garage and has since been converted. The current application seeks to add an additional rear extension, which would infill the area between the previous extension and the shared boundary with the attached dwelling.

The extension would project 3m beyond the original rear wall and would measure 5m in width. It is proposed with a lean to roof, attaining a maximum height of 4m, while the eaves would reach 2.6m.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The single storey rear extension is of a small scale and would infill the area between a previous rear extension and the side boundary. The lean-to roof would echo the existing roof formation on the earlier extension, and it is proposed to be finished in render, tile and white UPVC to match the existing finishes. Given its location on the rear of the property, there would be no impact on the street scene and overall, the scale/design is considered acceptable for the dwelling.

The extension would be set along the boundary with the attached dwelling, 16 Higher Road. As this property has a rear extension of a similar depth to that currently proposed, the outlook or amenity levels of No.16 would not be affected by the addition. Regarding the dwelling to the other side, 20 Higher Road, the extension will be screened by the previous side/rear extension and therefore will have no impact on the amenity values of this dwelling either.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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 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.

- 3) 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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/07/2021	04a	-	PROPOSED FLOOR PLANS AND ELEVATIONS
07/07/2021	05a	-	PROPOSED SIDE ELEVATION

Informatives

Louise Everard

24 September 2021

Alan Kilroe
24 September 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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