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|-------------------------------|------------------------------------------------------|-----------------------------|-----------------------|
| <b><u>APPLICATION NO:</u></b> | 23/01326/FUL                                         | <b><u>CASE OFFICER:</u></b> | Reece Black           |
| <b><u>WARD:</u></b>           | Halewood South                                       | <b><u>PARISH:</u></b>       | Halewood Town Council |
| <b><u>LOCATION:</u></b>       | 2 Aldersgate Drive, Halewood, Knowsley               |                             |                       |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A SINGLE STOREY SIDE AND FRONT EXTENSION |                             |                       |

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### **Site Description**

The application site is located at 2 Aldersgate Drive, Halewood and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is predominately brick facing with a layer of rendering on its front, side and rear elevations, along with brown UPVC openings and brown, interlocking roof tiles.

The property is sited on a corner plot adjacent a junction, the front elevation of the dwelling is East facing and faces onto the highway of Aldersgate Drive and open greenery further on. The North facing gable wall of the property fronts Sandhurst Road. Both the front elevation and the North facing gable wall is enclosed by 1m high timber fencing. There is an existing section of hardstanding to the front of the dwelling. The distance between the front elevation of the dwelling and the highway is approximately 4m.

The private amenity garden area is sited off of the East facing side elevation and this is screened by 1.8m timber fencing. There is one tree located within the rear garden and holds a prominent view from the highway.

There is an outbuilding to the South-East edge of the garden, this is adjacent to the tree. There is an existing detached garage just off the existing East facing gable wall and a decking area.

There is a railway line located approximately 80m South of the application site.

### **Proposal**

The application seeks permission for the erection of a single storey side and front extension. The proposed development would extend from the South facing gable wall by 4m and would have a depth of 6.75m. It would project past the front elevation of the dwelling by 1.5m.

The proposed development would be served by a flat roof, in which the eaves would measure at a height of 2.9m. The roof would feature a glass sky lantern, and this would form the highest part of the roof and would measure at a height of 3.3m. The proposed development would also feature bi-folding doors and a window on the front elevation that fronts the highway.

The proposal would see the existing hardstanding to the front of the property expanded in order to accommodate another vehicle. As well as the first front fence panel to be removed to widen the access to the hardstanding.

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### **Consultations**

Halewood Town Council - No Comments Received.  
Network Rail - No Comments Received.  
Highway Authority – No Objections Raised but have suggested a Condition.  
Arboricultural Officer – No Objections Raised.

### **Representations**

This application has been publicised by letters sent to 3 neighbours. No representations have been received.

### **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.

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**

CS2 - Development Principles  
CS19 - Design Quality and Accessibility in New Development  
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 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 front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

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.

### **Design**

The existing dwelling is predominately brick facing with brown UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are in keeping with those found at the application property. The proposal has included a flat roof.

The Householder Development SPD states that for single storey side extensions, these should normally have a pitched roof for aesthetic reasons. 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.

It is considered that the flat roof would be an appropriate design for the proposed development. This would not cause an adverse impact on the overall character of the dwelling or the street scene.

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It is considered that the proposed front projections of the proposal are acceptable as they retain the character of the residential area and feature appropriate roof designs that are acceptable and respond positively to the existing dwelling. Furthermore, it is deemed that the proposal would not cause any detrimental visual harm to the street scene.

Given the character and layout of the residential estate, there is no obvious, defined building lines, particularly given where the application property and nearby properties are sited. The proposal would be sited within the private amenity garden space of the dwelling, which is not readily visible from any nearby dwellings. There is a large open green space adjacent and in front of the dwelling and private amenity area, therefore, it is not considered that the proposal would cause any significant harm to the character of the dwelling or locality.

In addition, there is account of the front building line of the property regardless and the proposed development would not significantly project beyond the front building line of the existing dwelling. The proposal would project by 1.5m from the existing front elevation. There would be 3.73m from the front elevation of the proposed to the highway of Aldersgate Drive.

The Householder Development SPD also states that any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting. It is considered the proposal would not harm the overall character or setting of the area and does not dominate the existing dwelling. The front projection of the proposed development would be in accord with the guidance outlined in the Householder Development SPD and Saved Policy H8.

As stated, prior, the application site is sited on a corner plot. The Householder Development SPD states that particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable 'pinch points' to at the entrance to side roads. It also states that sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene. Furthermore, single storey side extensions on corner plots should be set-in 2m from the side boundary and should not exceed half the width of the existing dwelling.

The proposed development would be constructed off the South facing gable wall and would not sprawl significantly over the building line on either highway frontage. The proposal would not be considered to appear unduly dominant in the street scene or create 'pinch points'. Sufficient distance would be retained, and the front projection is acceptable and would not result in any adverse harm to the character of the area. The proposed development would not be constructed within 2m of the boundary. The width of the proposal is greater than half the width of the existing dwelling, however, given the orientation of the dwelling and that the proposal would be screened effectively it would soften any overall impact. The proposal would not be constructed adjacent or close to the edge of the boundary.

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.

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Residential Amenity

1 Sandhurst Road

No.1 is a detached dwelling and is sited to the West of the application property. The properties sit in line with one another and the rear gardens are adjacent to one another, but to accommodate the corner plot, the front elevation of no.1 fronts Sandhurst Road and the front elevation of this property is North facing. The rear elevation of no.1. is set 0.80 further back than the existing South facing side elevation of the application property. No.1 benefits from a single storey side extension and garage.

The proposed development projections would be considered to be appropriate and would not protrude significantly far past the existing front building line of the application property. This would not be considered to cause any significant impact to the amenities of no.1. The proposal would not breach the 45-degree rule of the proposal and there is also sufficient boundary treatment between the private gardens of the two properties in the form of a 1.8m timber fence.

Therefore, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of 1 Sandhurst Road.

The proposed development is not considered to have an adverse impact on the amenities or privacy of other local residential dwellings.

Highways

The application site features parking to the front of the property in the form of hardstanding which can accommodate one vehicle as existing. The proposed development would still leave this accessible and has included within the proposal to expand the existing hardstanding to accommodate a second vehicle. The proposed development would not see an increase in the bedrooms at the existing property and therefore would not be a compulsory requirement to increase available parking provisions within the curtilage of the dwelling in order to gain Planning Permission. The proposed development would not interfere with any highway visibility.

Highways were consulted on the proposal and raised no objections, subject to a suggested condition being applied, and subsequently deemed the proposal acceptable on highway considerations.

The condition is to ensure that the proposed development is not occupied before the proposed expansion of the existing hard standing, is made accessible and that provisions are implemented to ensure that no run-off water drains on to the highway.

The proposal overall is considered acceptable and would not cause any adverse impact on the highway.

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**Trees**

There is one tree on site located to the bottom of the curtilage. The tree was found in a good condition and assigned a category C tree.

The consultation response from Arboricultural stipulated that there were no objections to the proposal, providing all measures are followed in the Arboricultural Method Statement. This has been made an approved document to ensure the suggestions of the Tree Survey are implemented.

**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 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.

- 4) No part of the accommodation/development consented hereby shall be occupied until the parking provision shown on areas indicated on Drawing AD01 have been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced, and shall not drain onto the highway. It shall be retained thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

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**SCHEDULE 1**

| Date Received | Ref. No          | Version | Drawing/Document Title |
|---------------|------------------|---------|------------------------|
|               |                  |         |                        |
| 23/06/2023    | AD01             | REV A   | PROPOSALS              |
| 27/06/2023    | PM/FULL/26/06/23 | -       | ARBORICULTURAL REPORT  |

**Signed Case Officer<sup>1</sup>:**                      **Reece Black**

**Signed Authorising  
Officer<sup>2</sup>:**                                      **K Foster**

**Date:**                                              **16 August 2023**

**Informatives**

Not applicable.

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<sup>1</sup> 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

<sup>2</sup> 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

**Appendix 1 – Site Photographs**



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