

<u>APPLICATION NO:</u>	23/00121/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	27 Higher Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING REAR EXTENSION AND THE ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH A FIRST FLOOR SIDE AND REAR EXTENSION		

Site Description

The application site comprises a semi-detached house and its associated curtilage, which includes land to the rear of 25 Higher Road. The property currently provides supported living accommodation for people who are profoundly deaf or hard of hearing, managed by Signing Enabling Access. There is a large area of hardstanding to the rear and side of the property for parking, and there is land behind the rear garden area of 25 Higher Road, the adjoining house, serving as garden area. There is a railway line to the rear of the property.

Proposal

The proposal is to demolish a single storey outrigger on the rear of the building. To one side (west) of the existing kitchen, which will project as a single storey structure following demolition of the attached outrigger, a single storey extension would be erected to extend to the boundary with 25 Higher Road. A single storey extension would be erected on the opposite side of the kitchen (east), towards 29 Higher Road, and extending down to the existing wet room on the side of the property. Above the wet room a first-floor extension is proposed to comprise an ensuite for the adjoining bedroom. The current dining area would be located within the area of the current kitchen, with the kitchen being relocated within the proposed extension to the east of that existing structure. The existing dining area would be used as a utility room, with the proposed extension to the west of the existing kitchen, and the rear of the new utility room forming a laundry room. The extended and remodelled building would comprise 8 bedrooms, with one being a respite room and one being a staff bedroom (to be extended with an en-suite by the proposed first floor extension).

The laundry room extension would be of brick and project 3.1m adjacent the boundary, to the rear elevation of the existing kitchen. It would be 1.8m wide from the side of the kitchen to the boundary, with a roof height of 2.5m sloping down to a height of 1.9m adjacent the boundary.

The proposed kitchen extension would be 4.2m wide on the rear, 3.3m further back, and would be 4.8m deep, 3m adjacent the kitchen. The extension would tie in with the existing kitchen structure, and together would form a large kitchen diner. The external walls would consist mostly of glazed bi-folding doors framed within a white rendered frame which would be 0.6m thick from the top of the glazed doors to the flat roof and corner pillars 0.2-0.3m wide. The proposal would effectively 'square off' the ground floor of the building.

The first-floor extension would be 3.3m deep and 11.6m wide over the wet room to the side of the porch. The first-floor extension would be 4.8m back from the rear of the kitchen extension with a hipped roof tied into the existing adjacent roof.

Consultations

Highway Authority - No objections but request a condition for the provision of cycle storage.

Network Rail - No objections in principle with information given.

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 7 neighbours.

One objection has been received. The objections are on the following summarised grounds: -

1. The scale of the car park, with associated number of cars arriving and leaving, and parking up, close to the objection author's property, would be detrimental to the visual amenities of that property.
3. The size of the car park would be detrimental to the visual amenities of the property of the objection author, as would additional bins and bin bags (with existing already prominent visually in the rear).
3. The proposals would be detrimental to the amenities of the residential area.
3. The proposal would devalue the objection author's property.
4. The drains are of concern for neighbours on the same drain run, with more bathrooms etc.

With regards to point 4 this is not a planning consideration and cannot be taken into consideration in the assessment of an application. Regarding point 5 this would be covered in the Building Regulations application/permission, although it should be noted that the proposed extensions are domestic in scale and relatively modest.

Planning History

18/00419/COU - CHANGE OF USE OF DWELLING (USE CLASS C3) TO A 9 BEDROOM HOUSE IN MULTIPLE OCCUPATION PROVIDING SUPPORTED LIVING ACCOMODATION (SUI GENERIS USE). Granted: 12.02.2019.

04/00571/OUT - OUTLINE APPLICATION FOR ERECTION OF A BUNGALOW AND CONSTRUCTION OF NEW ACCESS TO HIGHER ROAD. Granted: 01.07.2004.

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

CS2 - Development Principles

CS7 - Transport Networks

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

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

The application is a house used for assisted living by a group of profoundly deaf people / people with significant hearing issues, with staff in attendance. The proposal will not increase the number of bedrooms above those approved under the terms of the change of use of the property to an HMO providing supported accommodation approved by Planning Committee in 2018. The proposal is acceptable therefore in principle subject to design and amenity considerations.

Design and Visual Amenity Considerations

The proposed extensions are acceptable in design. With the larger of the ground floor extensions being mostly of glazed bi-folding doors with a flat roof housing a lantern rooflight this is acceptable visually and the lantern rooflight would provide additional natural light to an enlarged, open plan communal area (kitchen, dining area and lounge). The white render of the supporting structure is considered acceptable with regard the overall appearance of the building when completed and would only be visible in reality from one neighbouring property only.

The first-floor extension would be modest in scale and readily visible from one neighbouring property, and would broadly in character with the building, and not

detrimental to the visual amenity of the neighbouring property or the wider area.

The proposals would not be detrimental to outlook. The extension on the party boundary with 25 Higher Road accords with Council policy which allows 4m depth of extension on a party whilst the kitchen extension and first floor extension would be approximately 6m from the party boundary with 29 Higher Road and would not extend closer than the existing gable of the building facing 29 Higher Road. As such it is considered that the outlook from the side windows of 29 Higher Road would not be unduly affected.

Whilst there would be some works to the car park area to improve manoeuvring and access / egress arrangements there is already a large expanse of hard standing. The proposal would widen the car park in the bottom west corner, however there would also be a grassed area installed. These changes can occur due to the demolition of the outrigger. The proposed changes to the car park would not be detrimental to the visual amenities of the neighbouring properties or the wider area, particularly given the existing car park area.

As such the application complies with the Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highway Considerations

At present there is a large area of hardstanding used for car parking purposes. As part of the proposal, it is proposed to extend this area in the southwest corner where part of the outrigger is to be demolished, and to lay out the car park to improve the current ad hoc parking arrangement. In total 10 spaces would be laid out with 7 spaces along the west side of the area and 3 spaces adjacent and parallel to the party boundary with 29 Higher Road, with the northern end of the hard surfaced area to be used as a turning facility. The access / egress is also proposed to be improved with improved pedestrian visibility splay and full tarmac surfacing. Given that the proposal would not increase bedroom numbers (8) over the approved number (9), numbers the proposal is acceptable and would not prove detrimental to road safety. The Council's Highways Engineer has no objections to the proposal but requests that cycle storage details are submitted and approved, and installed, prior to first use of the approved development.

As such the proposal complies with Policies CS2 and CS7 of the Core Strategy and Saved Policy H5 and H8 of the UDP.

Residential Amenity Considerations

The proposal is for an extension to form a laundry room, an extension to form a kitchen allowing a kitchen diner in the larger open space provided by the existing structure and an extension to form an en-suite all within a house used for multiple occupation by a group of deaf/hard of hearing people with assisted living from attending staff/carers. as such it is considered that the proposal would not have any adverse residential amenity impacts with regard the neighbouring properties or the wider area. No privacy issues would be caused by the ground floor extensions; whilst the first floor en-suite extension would have a small window on the side elevation this would not cause any privacy issues if obscure glazed and which can be conditioned as such.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposals will allow the assisted living multiple occupation home to function more cohesively to the benefit of the occupiers. The proposals are acceptable in design and will not be detrimental to the visual or residential amenities of neighbouring properties or the wider area. Parking would be sufficient, and the proposal are not detrimental to highway safety. The proposal is acceptable in terms of design and amenity impacts and complies with planning policies and is therefore recommended for approval.

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) Notwithstanding any submitted details 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 other than the white rendered parts of the ground floor extension which can be white render as shown on the approved drawings.

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.

- 4) Notwithstanding submitted details the development hereby permitted shall not be brought into use until precise scheme detail of the proposed cycle storage shown on the Proposed Site Plan P371_306 dated 17/02/2023 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as agreed before the development has been brought into use and retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 5) The first floor extension hereby permitted shall not be used until the window of that extension on the east elevation of the building as indicated on drawing P371_309 has been glazed with obscure glass to level 4/5. The

window shall be fixed shut/ top opening and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03.03.2023	P371_300		Location Plan
18.07.2023	P371_306		Proposed Site Plan
03.03.2023	P371_307		Proposed Ground Floor Plan
03.03.2023	P371_308		Proposed First Floor Plan
03.03.2023	P371_309		Proposed Elevations
03.03.2023	P371_10		Proposed Elevations 2

Signed Case Officer¹:

Lee Osborne

**Signed Authorising
Officer²:**

K Foster

Date:

12 September 2023

Informatives

1 S278:

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under S278 of the Highways Act 1980 with the Council. The applicant is advised to contact the site development team, email: Paul.o'reilly@knowsley.gov.uk to discuss the matter further. The highway fees

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

applicable for a S278 highway agreement are available on the Knowsley Council website here: <https://www.knowsley.gov.uk/residents/roads/highway-fees-and-charges>

2. Network Rail comments.

Appendix 1 – Site Photographs