

Regeneration and Economic Development Department

APPLICATION NO: 22/00113/FUL

APPLICANT: Mr B Farnsworth

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 95 Elwyn Drive, Halewood, Knowsley, L26 0UX

KNOWSLEY LOCAL PLAN ALLOCATION –

Railway - Railway

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:

Network Rail - No objections in principle.

Halewood Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours.

There has been one representation received. The representation did not object to the application but stated that the extension should be built as shown on the drawings and no encroachment should occur.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application seeks planning permission for a part two storey and part single storey extension to the side of a semi-detached house on Elwyn Drive together with a single storey extension to the rear of the house.

The extension to the side would extend from the gable to the party boundary with 97 Elwyn Drive would be the depth of the house, albeit with the upper floor being set back in from the front elevation of the house and the ground floor by 1m. The two-storey element would have a pitched roof with the ridge

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approximately 0.3m lower than the existing ridge. The side extension would be single storey for 1m at the front and this part would have a sloping roof. The rear extension would be single storey and extend across the house from the party boundary with the adjoining house, 93 Elwyn Drive, over to the party boundary with 97 Elwyn Drive, extending across the rear of the two-storey extension. The rear single storey extension would have a depth of 3.5m with a sloping roof incorporating two rooflights.

The extension would comprise a study, utility room, kitchen extension and lounge to the ground floor together with a bedroom extension and bathroom extension to the first floor.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable and in keeping with the existing house. The rear extension would be 3.5m deep whilst rear extensions of up to 4m deep are allowed in accordance with the adopted Householder Development SPD and the proposed extension is therefore deemed to not cause loss of outlook with the adjoining house which has a rear extension itself. The neighbouring house, 97 Elwyn Drive, has a landing window on the gable which is not a habitable room and as such the proposal would not be detrimental to the outlook of the property. The proposal does not give rise to crime or anti-social behaviour concerns.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The space at the side of the house is approximately 2.3m which is not a suitable parking space due to the constraint of the gable wall. However there is a garage at to the rear of the house which is accessible down the side of the house, albeit the garage is not used for parking purposes by the applicant. The proposal would not allow access to the garage thereby reducing the parking to one space to the front of the extension. The proposed block plan does show parking for two cars in the front garden area and the removal of the front wall apart from a nub extending from the party boundary with 93 Elwyn Drive a short length to shield the refuse bins, with many properties in the vicinity keeping and storing the refuse bins in the front garden areas. With the additional hard surfacing to allow further parking in the front area two spaces would be provided which would accord with council standards concerning parking for three bedroom dwellings.

The application complies with Policy CS2 of the Local Plan and saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

The application is to extend a house in a residential area and raises no residential amenity concerns, and no privacy or overlooking concerns are raised.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposal is acceptable in design and would not be detrimental to the visual amenities of the area. Additional parking is proposed to the front garden area to ensure parking for two cars in accordance with Council parking standards. The application complies with planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 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. For the avoidance of doubt the front elevation of the first floor of the double storey extension to the side hereby permitted shall be rendered to match the first floor of the existing dwelling, with the remaining external walls of facing brick to match the existing dwelling.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 4) Prior to the first occupation of the extension hereby permitted the front garden area shall be hard surfaced with the wall removed except for a short length of wall from the party boundary with 93 Elwyn Drive as shown on the approved Block Plan. For the avoidance of doubt no surface water shall flow from the hard surface parking to the public highway. The parking area shall remain for such purposes at all times.

Reason: To ensure that there is sufficient parking within the curtilage of the site and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/06/2022	8	A	Location Plan and Proposed Block Plan
09/03/2022	3	-	Proposed Ground Floor Plan
10/06/2022	4	A	Proposed First Floor Plan
10/06/2022	7	A	Proposed Elevations

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

The width of the existing footway crossing will need to be widened to access the additional parking area to be installed. The applicant should contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further. Please note It is an offence to carry out any works within the public highway without the permission of the Highway Authority.

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Lee Osborne

15 June 2022

Alan Kilroe
16 June 2022