

Regeneration and Economic Development Department

APPLICATION NO: 21/00306/FUL

APPLICANT: Mrs/Mr Jenny/Robin Hulbert

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 4 Cresswell Close, Halewood, L26 6NB

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

LLFA/Drainage - No objections, however, certain measures are recommended to reduce potential flooding (see comments below under the separate 'Informatives' section).

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

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 is for the erection of a single storey rear extension to the detached property at 4 Cresswell Close in Halewood. The proposal would provide an extended kitchen/dining area.

The proposed extension would project approximately 3.2m from the rear elevation of the existing property and would measure 7.0m in width. The development would also have flat roof which would measure 2.5m in height to the eaves, with a maximum height of 3.0m. The roof would also incorporate a skylight which would project an additional 0.2m from the top of the roof.

RELEVANT PLANNING HISTORY

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None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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.

DESIGN

Whilst the proposed extension is to the rear of the property, it would be located adjacent to a highway. However, the extension would be largely obscured by the existing fencing along the rear boundary of the site and given that it is single storey, it would not be prominent. The development would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The proposal would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The rear elevation of No. 4 currently sits in front of the main rear elevations of No.'s 3 and 5 Cresswell Close and therefore, the proposed extension would project slightly further at the rear in relation to these neighbouring properties. Given the distance between the proposed development and No. 3, the development would not breach the 45 degree line taken from the nearest habitable window on the rear elevation of this property and the development would not therefore be detrimental to the visual amenity of the occupiers. Similarly, the proposal would not breach the 45 degree line from the nearest habitable window on the rear elevation of No. 5 and would not appear unduly overbearing in relation to this property. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

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.

RECOMMENDATION:

That planning permission will 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).

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- 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
07/04/2021	-	-	LOCATION PLAN
06/05/2021	4CC/SP02	-	PROPOSED SITE PLAN
06/05/2021	4CC/RESUB03	-	PROPOSED ELEVATIONS/SECTION
06/05/2021	4CC/RESUB01	-	EXISTING AND PROPOSED FLOOR PLANS
06/05/2021	90556-Team2Design-CresswellCIs	-	FLOOD RISK ASSESSMENT

Informatives

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

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

- 2 The Council's Lead Local Flood Authority recommends, as recommended in the supplied Flood Risk Assessment Report Section 6.7.2, simple SuDS features to be provided (e.g. the "Water Butts" on the rainwater downpipes or "Permeable Paving", to be utilised on all exterior paving and hard-standing areas, to be constructed according to British Standard BS 7533-13), where practicable.

Chloe Roberts

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9 June 2021

Alan Kilroe
11 June 2021

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