

|                               |                                                                          |                             |                       |
|-------------------------------|--------------------------------------------------------------------------|-----------------------------|-----------------------|
| <b><u>APPLICATION NO:</u></b> | 24/00242/FUL                                                             | <b><u>CASE OFFICER:</u></b> | Lee Osborne           |
| <b><u>WARD:</u></b>           | Halewood North                                                           | <b><u>PARISH:</u></b>       | Halewood Town Council |
| <b><u>LOCATION:</u></b>       | 15 Yarcombe Close, Halewood, Knowsley                                    |                             |                       |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION INCORPARATING PORCH |                             |                       |

---

### **Site Description**

The application site comprises a semi-detached house with associated garden curtilage on Yarcombe Close. The front garden is deep, setting the property back from the road. The locality comprises mostly semi-detached houses with some detached dwellings.

### **Proposal**

The proposal is for the erection of a single storey extension to the side of the house which would project at the front beyond the front elevation of the dwelling. The front projection would tie in with a proposed porch on the front of the property. The existing mainly glazed porch is to be dismantled.

The extension would project 1.8m beyond the front elevation of the house, and at the rear would extend to within 0.5m of the rear elevation of the dwelling. The extension would have a depth of 9.5m and a width of 2.3m. The extension would tie in with a porch to the front entrance of the house. The porch would have a width of 2.5m and a depth of 1.8m. The extension would be 2.6m to eaves, with a roof sloping up to the existing house attaining a height of 3.6m. The porch would have a sloping roof tied into the extension roof. The extension would comprise a utility room, store and W.C/shower room.

### **Consultations**

Halewood Town Council - No comments received.

### **Representations**

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

### **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

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 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**

The application is for an extension to a house in a residential area and is acceptable in principle.

**Design and Visual Amenity Issues**

The design is acceptable and broadly in character with the existing dwelling. The proposal would not be detrimental to the visual amenities of neighbouring dwellings or their outlook and would be acceptable in the street scene and wider locality.

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

**Parking**

There is 2.5m from the gable of the house to the party boundary with the adjacent detached house. Car spaces provided at the side of dwellings should have a minimum dimension of 2.75m width (this width is necessary to enable the car to park and open a car door) as stated in the Householder Development SPD (paragraph 7.10). Therefore the extension to the side of the house would not be taking a parking

space. There is an existing driveway approximately 12.2m from the back of footpath to adjacent the front elevation of the house, at the shortest length due to the line of the highway. The proposal would extend beyond the front of the existing house by approximately 1.8m, thereby leaving approximately 10.4m length of drive in front of the extension. Therefore there would be two parking spaces maintained within the curtilage of the property in line with Council parking standards for dwellings. If required there is sufficient space in the front garden area to layout a further parking space. No other parking issues are raised.

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

#### **Residential Amenity Issues**

The proposal is for a porch and an extension to a house in a residential area and no residential amenity issues are raised. The proposal does not raise privacy or overlooking concerns.

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

#### **Conclusion**

The proposal is acceptable in design and would not be detrimental to the visual and residential amenities of the neighbouring properties or wider area. Two parking spaces would be maintained within the curtilage and no other highways issues are raised. The application 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.

Reason: In the interests of visual amenity and to comply 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                                          |
|---------------|--------------|---------|-----------------------------------------------------------------|
|               |              |         |                                                                 |
| 10/05/2024    | -            | -       | LOCATION PLAN                                                   |
| 10/05/2024    | Drawing No 1 | -       | EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SITE SECTIONS |

**Signed Case Officer<sup>1</sup>:**      **Lee Osborne**

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

**Date:**      **5 July 2024**

---

<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

