

<u>APPLICATION NO:</u>	23/00180/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	13 Elwyn Drive, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR WRAP AROUND EXTENSION AND ERECTION OF FRONT PORCH EXTENSION		

Site Description

The application site is located at 13 Elwyn Drive, Halewood and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is a combination of brick facing and pebble-dashed render finish on its front elevation and is brick facing on its side and rear elevations. It features white UPVC openings and flat, grey, interlocking roof tiles.

There is an existing distance of approximately 11.5m from the existing front elevation of the dwelling to the public highway.

Proposal

The application seeks permission for the erection of a single storey side and rear wraparound extension and the erection of a front porch extension.

The proposed front porch would project out by 1.52m and would have a width of 2.92m. The proposed side extension would project out by 2.23m and would have a length of 9.80m. Both of these would be served by a pitched roof that would measure 2.53m at its eaves and 3.32m at its highest point. The front wall of the side extension would sit flush with the proposed front porch. The front elevation of the proposed side extension would feature a cold store door. The proposed side extension would feature 3 buttress walls and the prominent side elevation would be set in 0.15m from the party boundary.

The proposed rear extension would project out by 3m and would have a width of 7.22m. This would be served by a pitched roof that would measure 2.55m at its eaves and 3.59m at its highest point. The proposed rear extension roof would meet the roof that would serve the front and rear extensions and tie into one another.

Consultations

Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 48 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

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

- 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.

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.

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is a mixture of brick (predominately) and pebble-dash rendered facing with white UPVC windows and tiled roofing. The proposed development would be brick facing on its exterior walls and would tie in with the existing and match the materials. Both proposed roofs would be pitched roofs and would be considered acceptable in design principles.

The front elevation of the proposed side extension would feature a door that would appear to serve a small garage but would serve a cold store. The proposal would not appear incongruous in the street scene and would therefore be considered acceptable in design principles.

The proposed front extension would be considered an appropriate addition to the dwelling. The Householder Development states that account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted. The proposed development is considered to be in keeping with the building line of the street scene and would respect the character of the surrounding residential area.

The design of the proposed development overall is considered as being in accord with the Householder Development SPD and Saved Policy H8.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The proposed rear extension would be within those parameters outlined in the Householder Development SPD and would therefore be acceptable.

No.11 is the adjacent, semi-detached dwelling. The prominent front and rear building lines sit in line with the application property. No.11 benefits from a small projecting front porch and features a small, detached outbuilding garage to the rear of the property. The property of no.11 features three windows on its gable wall, one on each storey. The ground floor window is sited close to the front wall elevation of no.11. It is assumed that this window serves a ground floor hallway landing. The proposed development may cause a slight reduction in light for the occupants of no.11 through the ground floor window on the gable wall, but it is not considered that this would cause an unacceptable loss of light. There is current distance of 4m between the two gable walls of the properties, there would be a 2m distance and would ensure there would not be an unacceptable loss of light.

No objections have been received from No.11.

The proposed side extension would not be considered to cause an unacceptable loss of light or appear overbearing given the scale of the proposal. The proposed development would feature no new windows on the side elevation and therefore would not result in any issues regarding privacy or overlooking between the two properties.

The proposed front extension has a small projection and would not cause any significant harm to the amenities.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not result in any detrimental adverse harm to the amenities and privacy of the occupants of no.11.

15 Elwyn Drive

No.15 is the paired dwelling of the application site. The prominent front and rear elevations of no.15 sit in line with the application property. No.15 benefits from a single storey front and side wraparound extension as well as a modest rear flat roof dormer. The proposed side extension would be erected on the side elevation of the application property and would not be readily visible to the occupants of no.15.

The proposed rear extension would be within the 4m parameter set out in the Householder Development SPD. The proposed front extension would sit flush with the front extension of no.15. Therefore, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant adverse harm to the amenities or privacy of the occupants of no.15.

Highways

The application property currently utilises parking on site via a driveway up to the dwelling. The proposed development would remove a small section of the existing driveway. However, there would still be a driveway of approximately 10m which would sufficiently accommodate two vehicles within the curtilage of the dwelling. The proposed development would be in accord with the Householder Development SPD and would not result in any significant changes required to existing parking provisions utilised by the occupants. The proposal would not result in any significant impact to the highway.

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 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
24/03/2023	2	REV A	Site plans
24/03/2023	1	REV B	EXISTING GROUND FLOOR & ELEVATIONS PROPOSED GROUND FLOOR & ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

18 May 2023

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

Informatives

- 0 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

Standing Advice valid from 1st January 2023 until 31st December 2024

Appendix 1 – Site Photographs



Knowsley Council
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Delegated Planning Report



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