

DESIGN JUSTIFICATION DOCUMENT

Accompanying application drawings for

**ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH
FIRST FLOOR SIDE EXTENSION OVER RETAINED
UNDERCROFT PARKING SPACE WITH FRONT PORCH**

**5 BLAKSMITH PLACE,
HALEWOOD
L25 9LS**

INTRODUCTION

This Design Justification Document has been prepared on behalf of owners of 5 Blacksmith Place, Halewood L25 9LS in support of a planning application for erection of a single storey rear extension together with first floor side extension over retained undercroft parking space with front porch. It should be read together with the accompanying drawings submitted as part of the application.

SITE AND SURROUNDINGS

The site is within well established residential area of Halewood. The property is located in small cul-de-sac comprised of 12 houses. Proposals relate to end dwelling of 3 terrace dwellings at the rear of Blacksmith Place. The development was built approx 2000. Property is enclosed by railing at the front with pedestrian and vehicular access gate. There is vehicle parking provision on site.

Property location

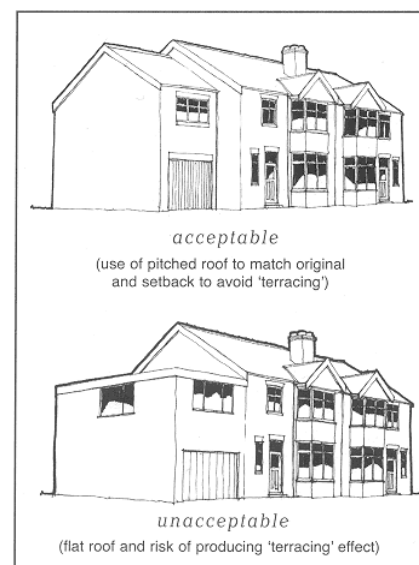


PREVIOUS APPLICATION REASONS FOR REFUSAL:

1. The proposed development by reason of its siting and design in close proximity to the highway would form an incongruous and alien design feature within the street scene which would fail to preserve or enhance the appearance of the area generally.

As such the proposal would be contrary to the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development Supplementary Planning Document (2016).

The above quoted Householder development Supplementary Planning Document is believed to have used incorrectly in this instance as following example is provided within document as acceptable design. Which is what in essence is proposed. See Provided sketch 3d images below.



Front view of property (From cul-de-sac)

From provided above 3d sketch images you will notice, similarities between porches and undercroft parking proposals.

Based on all of the above we consider reason for refusal addressed.

2. The proposed development would result in the loss of all in-curtilage car parking currently provided on the site with the result that vehicles would be forced to park on the surrounding highway to the detriment of highway safety; the convenience of other users of the highway as well as the safe manoeuvring of the Council's refuse recycling collection vehicles and the general amenity of the area due to the inconvenience of on street parking.

As such the development is contrary to the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006. Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Householder Development Supplementary Planning Document (2016) and the Ensuring a Choice of Travel Supplementary Planning Document (2010).

Current application proposals address above issue by retaining on site parking space and forming undercroft parking with side extension above.

We have carefully considered loss of one space, given that majority of dwellings in vicinity have double parking. However, single parking place is not uncommon for neighborhood: No6 has single parking space; No9 has single parking space; No7 Lyons Place has 1 parking space; some properties in Blay Close, do not have any parking spaces allocated in front of their properties, some only 1 parking space.

Furthermore, we have found following applications that have similar issues:

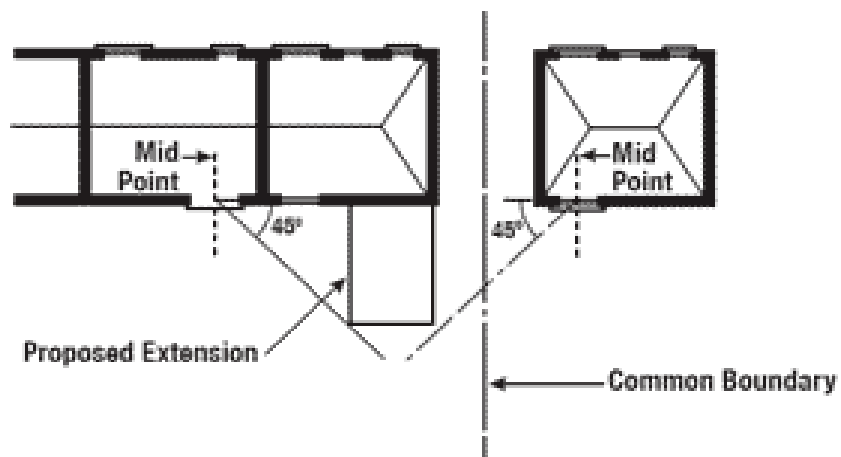
- 21/00092/FUL - Erection of the first floor side extension and a single storey side and rear extension together with the addition of a new front porch - 10 Warton Close, Halewood L25 9SF. Granted 27.05.2021. Dwelling does not have any on site parking as existing, nor proposed, though results in 4 bedroom house;
- 21/00771/FUL - Erection of two storey side extension and part single storey side extension - 11 Woodend, Halewood L26 6BS. Granted 03.02.2022. Existing onsite 2 parking spaces are reduced to one car parking area in the carport, similar to what we propose. Furthermore, existing 3 bedroom house is extended to 4 bedroom dwelling with reduction of car parking on site.

Based on all of the above we consider reason for refusal addressed.

3. The proposed extension to the rear would, by reason of its depth and juxtaposition with the neighbouring property, result in an imposing development which would be detrimental to the amenities of the occupiers of the adjoining dwelling, No. 6 Blacksmith Place, due to the loss of light and overbearing impact.

As such the proposal would be contrary to Policies CS2, CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

The above reason has been addressed by taking into account the following:



Adjoining development should be shown on plan for the proper assessment of the proposal

Extracted and followed from the Householder Development Supplementary Planning Document (2016).

Based on all of the above we consider reason for refusal addressed.