

Regeneration and Economic Development Department

APPLICATION NO: 21/00402/FUL

APPLICANT: MR TOM KING

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 4 Willowherb Close, Halewood, L26 7XR

KNOWSLEY LOCAL PLAN ALLOCATION –

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:

Halewood Town Council - No Comments Received

Cadent Gas Limited - Informative on responsibilities around apparatus within the site

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice

As a result, one objection has been received and the reasons for the objections are as follows:

- The extension would overshadow their garden
- The extension would obliterate the views from their property
- It would impact on the level of light
- The potential noise and disturbance from the construction process.

It should be noted that the original application proposed a two-storey rear extension, and it was on this basis the objection was received. The proposal has since been reduced to a single storey only rear extension. The impacts on the residential amenities will be considered below.

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:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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PROPOSAL

The application relates to a detached dwelling, located on Willowherb Close, Halewood. The property currently has a conservatory on the rear and permission is sought for its removal and the erection of a single storey lean-to style extension. The extension would project 3.8m from the rear elevation by a width of 6.4m, spanning the full width of the dwelling. The eaves would reach 2.3m, while the ridge would attain a maximum height of 3.7m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed single storey extension would replace the existing conservatory on the rear and would occupy a similar footprint. The 3.8m deep extension across the width of the dwelling would sit comfortably within the site and would be considered an acceptable scale for the dwelling. It is proposed to be constructed in facing brickwork to match the original property and would include two roof lights and bi-folding doors across the rear elevation. The design is appropriate on the dwelling and given the rear location, there would be no impact on the street scene.

The Householder SPD provides guidance on rear extension and states that general single storey additions abutting a boundary would be acceptable up to 4m in depth. However, the layout with the adjacent dwelling, 2 Willowherb, is staggered so that the main two-storey rear elevation of the application property is set some 2.5m behind that of No.2. As such the proposed 3.8m deep extension would project approximately 6.3m beyond their elevation. The extension would be set in approximately 0.95m from the shared boundary, with the dwelling at No.2 set in a similar distance on the other side. It should also be noted that the existing conservatory projects 4m from the rear elevation, although it is set in slightly (0.7m) from the side elevation towards No.2. In comparison to the existing layout, the proposed extension would have a reduced dept of 3.8m but would come 0.7m closer to the boundary and would increase the ridge height by approximately 0.5m. Given the proposal has been reduced to single storey, it is not considered that the additional built form would have any substantial impact on the amenity of this dwelling, over and above the existing arrangement. . It should also be noted that given the amendment, the single storey proposal would constitute permitted development and the layout would therefore be deemed acceptable.

The dwelling to the other side, 6 Willowherb, has a garage along the boundary line and the main rear elevation is roughly in line with the application property. As such a single storey extension of such dept wouldn't be considered acceptable in relation to the impact on their amenity levels.

The proposal would have no impact on the existing parking/access arrangements and would not create any additional parking needs. Therefore, the development would have no highways implications.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

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

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PS/DC/OP04/05	003	23/9/02

- 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 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/07/2021	E2409/04C	-	PROPOSED ELEVATIONS
13/07/2021	E2422/02C	-	PROPOSED FLOOR PLAN

Informatives

1. Please see response from Cadent Gas, received on the 04/06/2021, in relation to your responsibilities around apparatus within the site.

Louise Everard

15 July 2021

Signed by

Mark Quinn

22/07/2021

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PS/DC/OP04/05	003	23/9/02