

APPLICATION NO: 23/00718/FUL

CASE OFFICER: Andrew Hunt

WARD: Halewood North

PARISH: Halewood
Town Council

LOCATION: 12 Grassington Crescent, Halewood, Knowsley, L25 9RU

PROPOSAL: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

Site Description

The application site is a Semi - Detached house in a residential area. The site is situated on Grassington Crescent, Halewood.

Proposal

The proposal is for the erection of a single storey side and rear extension. There are existing single storey side and rear extensions which would be extended by the current proposal.

Consultations

N/A

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

Previous applications have been approved at the property for a dining room and kitchen extension (74/06580/HIST – approved 4/12/1981) and erection of side extension and change of existing extension from flat to pitched roof (04/00115/FUL – approved 3/3/2004).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 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.

Assessment

Street Scene

The side extension would be further forward in the street scene but would not project further forward beyond the existing dwelling. The roof would change from a flat roof to a pitched roof which would improve the visual appearance from the street. Overall, it is considered that the extension will improve the appearance of the building.

Neighbour Amenity

In relation to 10, there are no windows on the side of 10 that are opposite the new proposed extension. The only side window of 10 already directly faces the existing

extension of 12 and so would not be materially affected by the extension. Therefore, there would be no harm to amenity.

In relation to 14, the side extension would be on the opposite side of the house and the rear extension would only project around 1.58 metres at the rear. As a result there would be no harm to the amenity of 14.

The proposal will also not harm to amenity of other neighbouring properties.

Parking

In relation to parking, 2 parking spaces would be retained on site. This complies with the council's parking standards for 3 bedroom dwellings.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Proposed Plans - Rev A1 - (received 05/06/2023).
- b. Proposed Elevations - Rev A - (received 05/05/2023).
- c. Location Plan - (Revision A) (received 05/05/2023).

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 Policy 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.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

30 June 2023

Informatives

N/A

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

Appendix 1 – Site Photographs

