

Regeneration and Economic Development Department

APPLICATION NO: 21/00301/FUL

APPLICANT: Mr Gerard McGrath

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 98 Higher Road, Halewood, L26 1TH

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

RELEVANT PLANNING HISTORY

20/00308/FUL - ERECTION OF SINGLE STOREY REAR EXTENSION. Granted: 06.08.2020

PROPOSAL

The application is for the erection of a single storey rear and side extension to a semi-detached property on Higher Road, providing an open plan kitchen diner and sitting room area.

The proposed extension will project approximately 4.0m from the rear elevation of the existing property and will measure approximately 9.7m in width. The extension will extend across the width of the house and then extend further at the side of the dwelling to the party boundary with 100 Higher Road. The extension will feature a flat roof with roof lantern, measuring approximately 3.4m and 3.9m to the top of

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the roof lantern (which is to first floor window height). An existing store outbuilding, which adjoins a similar for 100 Higher Road, will be demolished.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The extension is acceptable in design and will not be detrimental to the visual amenities of the neighbouring properties or the area in general. The proposal will project approximately 1.2m beyond an adjoining extension and will not affect the outlook from that extension. The proposed extension will extend to the party boundary with 100 Higher Road which has a store outbuilding adjoining the existing one to be demolished on the application site. Whilst the proposed extension will be higher than the existing store building it will be relatively minor in terms of height difference and the extension will not impact on the visual amenities of 100 Higher Road to any significant degree.

No crime or anti-social behaviour issues are raised by the proposed development.

HIGHWAYS

The existing parking levels will be maintained.

RESIDENTIAL AMENITY

The application is for an extension to a house in a residential area and raises no residential amenity concerns, including privacy or overlooking issues.

CONCLUSION

The proposal is acceptable in terms of visual and residential amenity impacts and raises no highways issues. The application complies with relevant 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) 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.

SCHEDULE 1

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Date Received	Ref. No	Version	Drawing/Document Title
06/04/2021	98HR/RESUB03	-	PROPOSED FLOOR PLANS
06/04/2021	98HR/RESUB04	-	PROPOSED ELEVATIONS
06/04/2021	98HR/RESUB/SP 01	-	LOCATION PLAN 1:1250
06/04/2021	98HR/RESUB/SP 02	-	PROPOSED SITE PLAN

Lee Osborne

22 June 2021

Signed by

Mark Quinn

23 June 2021

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