

Regeneration and Economic Development Department

APPLICATION NO: 22/00349/FUL

APPLICANTS: Mr Pearson

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR WRAP AROUND EXTENSION

LOCATION OF SITE: 31 Yew Tree Road, Halewood, Knowsley, L25 9QN

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 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:

PROPOSAL

The proposed development relates to the construction of a single storey side and rear wrap around extension located at 31 Yew Tree Road, Halewood.

The proposals would provide an open plan kitchen and living area located at the rear of the property together with a utility room, WC and study situated in the single storey side extension.

The side extension would include a window to its principal elevation and projects 2m from the existing side elevation and spans a depth of 11.4m. The rear aspect would project a depth of 3.7m and span a width of 8.3m and include bi-folding doors to the rear elevation.

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The side extension will be served by a pitched roof and will include 2 Velux windows measuring 2.79m at the eaves and 3.6m at its highest point. The rear extension will be served by a flat roof incorporating two roof lanterns measuring 2.79m at the eaves and 3.28m at its highest point.

RELEVANT PLANNING HISTORY

No relevant planning history associated with the site.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

Single Storey Side Extension

This element of the proposals would sit in alignment with the principal elevation of the original dwelling house and extend 2m in width and projecting a depth of 11.4m. It would provide a separation distance of 0.2m from the side elevation and the property boundary.

As originally submitted, this aspect of the application sought permission for a single storey side extension which was to be served by a flat roof and 2 no. roof lights. The Householder Development SPD recommends that side extensions should normally have a pitched roof for aesthetic reasons. The Council has worked proactively with the applicant to amend this aspect of the development and revised plans have now been submitted, which include a pitched roof serving the side extension. This amendment is considered necessary to preserve the character of the wider street scene and its setting. It is considered that the proposed works relating to this aspect of the development respond positively to the appearance of the host dwelling and neighbouring properties and is therefore in keeping with the design characteristics of the street scene.

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Single Storey Rear Extension

This element of the proposals would span 3.7m in depth and extend 11.4m in width. The rear elevation will comprise of mainly glazed units provided by bi-folding doors together with brick work. Whilst the proposed roof is flat in terms of design and would not be in strict accordance with the Householder Development SPD, the SPD allows for a degree of flexibility if it can be justified in design terms. The proposed flat roof would be served by 2 low lying roof lanterns which would provide a modern element in terms of design and is therefore considered appropriate. Given it is located at the rear of the property and would not be visible from the public highway it would not have any adverse effects on the character of the host dwelling, nor the wider street scene given its location at the rear of the property and is therefore considered appropriate in terms of design.

Materials and Finish

The applicant is seeking to reuse existing brickwork associated with the demolition of the existing rear elevation and is seeking to utilise the existing brickwork as part of the proposed works. As such, the proposed side and rear extension would be faced in materials to match the existing property and the proposal is therefore considered to be in keeping with the property and would not appear incongruous or inconsistent within the wider street scene given its location at the rear of the property. The design of the proposal is therefore acceptable and in character with the existing property in terms of its visual appearance and use of materials to match. It is therefore not considered that the proposal as submitted would be detrimental to the character of the street scene and is, therefore, considered acceptable with regards to design.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more than 4m from the rear elevation. The rear element projects 3.7m beyond the rear elevation of the original dwelling house and is within the parameters set by the SPD. Notwithstanding this, the neighbouring property at no. 33 benefits from an existing single storey rear extension and the proposed development would project slightly beyond its rear elevation. However, the boundary fencing between the properties of no. 31 and no. 33 are low lying and there is potential for adverse effects on residential amenity and privacy between properties if retained. The Council has advised the applicant that new boundary fencing will be required along the property boundary from the rear elevation of no. 33 and the proposed rear elevation of no. 31 to screen the proposed extension in order to ensure residential amenity is maintained between the properties and a planning condition should be placed on this application to ensure this.

With regards to the single storey side extension this would leave a separation distance of 0.2m between the properties. No. 33 also benefits from a small single storey side extension which is served by one window to its rear elevation but appears to be of obscured glazing. Due to the need to raise boundary treatments it is not considered that the single storey extension would have adverse effects to residential amenity.

Regarding no. 29, the property does not benefit from a rear extension. However, the fencing relating to this property boundary is higher. Given that the proposed development is less than 4m it is therefore considered that the development proposals would not result in adverse effects to residential amenity in relation to this property.

Given the scale of the extension and the design of the pitched roof to the single storey side extension it would not appear to be unduly overbearing in relation to neighbouring properties nor would the rear aspect significantly affect the outlook or levels of light to adjacent neighbouring properties. The development proposals are therefore considered appropriate and would not lead to adverse effects to residential amenity.

HIGHWAYS

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The proposed development would not have adverse impact on public highway.

OTHER ISSUES

None.

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 will 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.

- 4) New fencing shall be provided from the rear elevation of no. 33 Yew Tree Road to the proposed rear elevation of no. 31 Yew Tree Road. New fencing should be implemented prior to the occupation of use and should be of closed boarded design no lower than 1.8m and no greater than 2.0m in height and should be retained in perpetuity.

Reason: To protect the privacy of the occupants of adjacent residential property and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 Saved Policies H8, and DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10.06.2022	001		EXISTING PLANS
10.06.2022	002		PROPOSED FLOOR PLANS
18.07.2022	003	V2	PROPOSED ELEVATIONS
10.06.2022	004		SITE LOCATION PLANS

J Fleming
21.07.2022

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Mark Cawood

4 August 2022

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

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