

Regeneration and Economic Development Department

APPLICATION NO: 22/00356/FUL

APPLICANTS: Mr Bammeke

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 6 Bull Finch Court, Halewood, Knowsley, L26 7WZ

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 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:

PROPOSAL

The proposed development relates to the construction of a two-storey side together with the erection of a single storey rear extension located at 6 Bull Finch Court, Halewood. The proposals would provide an extended kitchen and dining area to the rear elevation. The two-storey side extension would provide an office to the ground floor and an extended bedroom and ensuite to the first floor.

The property's design is staggered in relation to the property's frontage. The two-storey side extension would be set back 7.2m from the principal elevation and 4.1m from adjoining elevation. The two-storey extension would measure 3.3m in width by 3.3m in depth. It would include a pitched roof measuring 5.2m at the eaves and 6.6m at its highest point. It would sit below the existing roof ridge line by approximately 1m.

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The single storey rear extension would measure 3m in depth and 7.6m in width. A pitched roof would be provided measuring 2.5m at the eaves and 3.8m at its highest point.

RELEVANT PLANNING HISTORY

A number of applications are associated with the wider construction of the housing estate. However, since the final construction of the wider housing estate no planning applications have been submitted associated with the individual dwelling.

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);
- Ensuring a Choice of Travel Supplementary Planning Document (SPD) (2010); 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

Two Storey Side Extension

The proposed two storey side extension would extend approximately 3.3m in length and width and would be substantially set back from the principal elevation of the property. The extension would be served by one window to the first floor of the principal and side elevation. The ground floor will be served by double doors providing access to the rear garden.

The window located at the property’s side elevation will serve the window of the proposed en-suite. The applicant has not provided details on whether this will be obscured glazing or not. Given that this element is visible from the public highway and in the interests of the local amenity it should be obscured glazed to protect the privacy of users and a condition should be placed to ensure this.

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Single Storey Rear Extension

The proposed rear extension would project a depth of 3m and span a width of 7.7m. It would include a pitched roof which measures 2.5m at the eaves and 3.8m at its highest point. The roof will include 2 Velux windows together with bi-folding doors and a window serving the rear elevation.

Materials and finish

The proposed works would be faced in materials to match the existing property and as such, both the two-storey side and single storey rear extension would be considered in keeping with the property with regards to design. The two-storey side extension would be visible from the public highway but would be in keeping with the stepped elevation to the property. The single storey rear extension would be largely screened by hedgerow.

As such, the design of the proposal is considered acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy of neighbours and should avoid creating a terracing effect. Given the significant setback with regards to the proposed side extension together with the position of the property along the cul de sac it would not result in a terracing effect due to the irregular arrangement of the dwellings in the street and its corner location. This aspect of development would not result in direct overlooking or loss of light to neighbouring locations as it is positioned in such a way that would be screened by the host dwelling.

With regard to the single storey rear extension, the Householder Development SPD 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. Given that this aspect of the development proposals project 3m in depth it is not considered that this aspect of the rear extension would have an adverse impact on residential amenity to neighbouring properties at no. 8 Bull Finch Court.

Due to the property's position, it is not considered that no. 4 Bull Finch Court would be affected by the proposals given that its side elevation fronts the rear elevation of the property. A door to the ground floor and a window to the first floor serve the property's side elevation both of which are obscured glazed. As such, it is not considered that the development proposals would result in having an adverse impact to the residential amenity of this property.

HIGHWAYS

The application would not increase the number of bedrooms at the property. The side extension would not result in the loss of parking provision due to the existing brick-built boundary wall and garden space located to the front and rear of the property.

As such, it is not considered that the proposed development would have an adverse impact on highways.

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.

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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) No part of the development hereby permitted shall be used or occupied until the proposed window on the side elevation as indicated on drawing 1 has been glazed with obscure glass to level 4/5. The window shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, , and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11.06.2022	TQRQM2214317 0320806	-	LOCATION PLAN
11.06.2022	1	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

J Fleming
26.07.2022

Mark Cawood
4 August 2022

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