

<u>APPLICATION NO:</u>	24/00115/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	22 Blay Close, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION AND ACCESS RAMP TO FRONT AND REAR		

Site Description

The application site is located at 22 Blay Close, Halewood and is situated within an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is an end terrace dwelling and is white render facing on its front, side and rear elevations, together with white UPVC openings and grey, interlocking roof tiles.

The property benefits from a small porch extension and an adjoined side garage extension. The application property is located at the head of a cul-de-sac and fronts the highway of Blay Close. The front garden area comprises of paving slabs which provides a driveway.

The existing rear garden depth is approximately 6.5m. The front elevation of the property is South facing. There are other residential dwellings to the North, East and West of the application property and the rear elevation faces the rear building line of dwellings to the North at an approximate interface distance of 18.26m; the rear plots of these are divided by boundary timber fencing and an alleyway which facilitates access through the wider estate. To the East of the application site is a group of mature, established trees.

Proposal

The application seeks permission for the erection of a single storey rear extension and the installation of two access ramps, sited to the front and rear of the property.

The proposed rear extension would have a projection of 3.94m and would have a width of 7.42m. This would be served by a hipped roof, which would measure at a height of 2.26m at the eaves and 3.16m at the highest point.

The proposed development would feature two windows on the rear elevation and a door to the access ramp on the East facing side elevation.

The front access ramp would measure roughly 0.3m at its tallest point and would facilitate access to a new door on the front elevation, adjacent the existing front porch. A new window would also be inserted adjacent the proposed additional access.

Consultations

Halewood Town Council - No Comments Received.

Representations

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

Planning History

No recorded planning history.

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to 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.

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

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

Article 35 Statement

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.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a pitched (hipped) roof.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The rear garden area covers a total area of 76.5sqm, the proposed development would feature a footprint of 29.1sqm. There is also a lightweight shed on site which covers a footprint of 2.34sqm. Although the proposal would be sited close to the rear boundary, there would be a surplus of 50% of the rear garden area would remain usable garden space to prevent a cramped appearance.

Overall, the extension would have an acceptable design and would largely be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

24 Blay Close

No.24 is the adjacent dwelling in the terrace row and is situated to the West. The front and rear elevations of the dwellings sit parallel to the application site, no.24 does benefit from a conservatory.

The proposed development adjacent to the boundary shared with No.24 would be within the prescribed parameters outlined in the Householder Development SPD and would subsequently be considered acceptable.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.24.

Properties on Pembrey Way

The residential dwellings situated to the rear of the application site are not considered to suffer any substantial adverse harm to their amenities or privacy as a result of the proposed development as there would remain an interface distance of approximately 14.26m and the proposal would be a single storey extension, by nature would be considered an appropriate scale and would not be considered to cause any unacceptable overshadowing or amenity issues. Furthermore, the bottom of the opposite gardens contains vegetation which would soften the presence of the proposed development.

No other residential properties in the locality are considered to suffer any adverse harm to their amenities or privacy as a result of the proposed development.

Highways

The proposed development is to be sited at the rear and would not be considered to effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety.

Other Issues

Trees

The bottom of the gardens opposite contains a variety of vegetation and small trees. It is considered, however, given that the proposal would be built leaving room of the boundary and that the other structures such as outbuildings could be erected adjacent the boundary and the overall scale of the proposal, it would not be considered proportionate or reasonable to instruct a Tree Survey be completed and submitted in support of the application.

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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/03/2024	2017806-02	-	PROPOSED LAYOUT & SITE PLAN
04/03/2024	2017806-01	-	EXISTING LAYOUT & LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **8 April 2024**

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

Informatives

Not applicable.