

Regeneration and Economic Development Department

APPLICATION NO: 21/00717/FUL

APPLICANT: Leigh Ainsworth

WARD AFFECTED: Halewood South

DEVELOPMENT: DEMOLITION OF EXISTING CONSERVATORY TOGETHER WITH THE
ERECTION OF A REAR SINGLE STOREY ORANGERY INCLUDING ROOF
LANTERN

LOCATION OF SITE: 73 Rutland Avenue, Halewood, L26 0TL

KNOWSLEY LOCAL PLAN ALLOCATION –

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

None Required

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 application relates to semi-detached dwelling on Rutland Avenue, Halewood. The property has an existing conservatory to the rear. Permission is sought to remove the conservatory and to erect a single storey extension in its place. The extension would measure 3.2m in depth by a width of 3.4m. It would consist of flat roof measuring 2.7m in height, with a lantern style roof light protruding an additional 0.25m.

POLICY CONSIDERATION

The site is classified as Primary Residential Development within the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all

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other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed rear extension would replace the existing conservatory to the property, which is of a similar footprint. The scale is therefore considered acceptable within the site. As it would sit entirely to the rear, the extension would not be visible within the street scene and the flat roofed finished would not detract from the visual amenity of the rear. The extension is proposed in materials to match the original dwelling and the overall design is considered appropriate.

The extension would be located along the shared boundary with 75 Rutland Avenue and would project 3.2m beyond the adjoining rear elevation. It would replace the conservatory which is slightly deeper and therefore the single storey extension would not significantly alter the outlook and existing amenity values of No.75. Additionally, it would be positioned over 5m from the boundary with 71 Rutland Avenue and as such would have no real impact on the amenities of this dwelling.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the residential amenity of the neighbouring properties or have any significant effect on the visual amenity of the area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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

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07/09/2021	P01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
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Informatives

Louise Everard

7 December 2021

Alan Kilroe

7 December 2021

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