

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00224/FUL

APPLICANT: Mrs Laura Caslin

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH
THE PARTIAL CONVERSION OF GARAGE TO FORM HABITABLE ROOM

LOCATION OF SITE: 1 School Drive, Halewood, Knowsley, L26 6BW

KNOWSLEY LOCAL PLAN ALLOCATION –

Sites Allocated for Housing 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)**

H8 - Extensions and Alterations to Residential Properties

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The application is for the erection of a single storey rear extension together with the partial conversion of garage to form habitable room.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policy H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The extension would have a pitched roof like the existing dwelling. The extension would also be minor in scale to the main dwelling. The garage would be unchanged in appearance from the front. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 3 there would be no harm as the extension would also only project less than 3 metres, which is in accordance with Para 7.4 of the Householder SPD.

The garage conversion would not affect residential amenity.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

FLOODING

The site is located within Flood Zone 2, however the extension is merely infilling a small irregular gap and is very small in size. Therefore, it will not materially impact upon flood risk. As a result, a flood risk assessment would be not necessary or proportionate.

PARKING

There would still be sufficient room for 2 parking spaces. Therefore, there would be no harm in relation to highways safety.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is 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.

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

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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

Date Received	Ref. No	Version	Drawing/Document Title
11/04/2022	002	-	Proposed Ground Floor Plan
11/04/2022	003	-	Proposed Elevations
11/04/2022	004	-	Site Location Plans

Informatives

N/A

Andrew Hunt
14 May 2022

Alan Kilroe
31 May 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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