

Regeneration and Economic Development Department

APPLICATION NO: 22/00309/FUL

APPLICANT: Mr. S. Duvall

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF EXTENSION TO EXISTING SINGLE STOREY REAR KITCHEN EXTENSION

LOCATION OF SITE: 56 Honey Hall Road, Halewood, Knowsley, L26 1TG

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Development

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 7 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 erection of a single storey rear extension to the mid terraced property located at 56 Honey Hall Road, Halewood. The proposals involves an additional extension to the existing single storey extension located at the rear of the property. It projects a depth of 4.32m and a width of 2.7m connecting to the existing rear extension. The proposed roof would be pitched to match the existing rear extension roof and would measure 2.4m at the eaves and 3.4m at its highest point according to the plans submitted.

RELEVANT PLANNING HISTORY

No relevant planning history

POLICY CONSIDERATIONS

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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 site is identified as land located within a Primarily Residential Area. 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 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

The development proposals seek to extend the existing single storey rear extension by 2.7m in width and making the rear aspect of the extension span the full width of the rear elevation. The proposals would extend by 4.32m from the existing rear elevation.

The walls will be of brick construction and the roof will be pitched to and the use of slate to match the existing property. Accordingly, the proposed works are considered acceptable in principle with regard to design and would respond positively to the appearance of the host dwelling.

RESIDENTIAL AMENITY

The main impact of the extension would be on no. 54 and 58 Honey Hall Road. Neither of the neighbouring properties have been previously extended. Given the built form of the existing single storey rear extension there would be no adverse effects to residential amenity to no. 54 Honey Hall Road.

The Householder Development SPD is a material consideration in determining this development proposal. It recommends that single storey rear extensions will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. A single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling will normally be permitted if it does not breach the 45 degree rule.

The existing single storey rear extension already extends 4.3m in depth. The proposed addition to the existing single storey rear extension would span the width of the rear elevation and would likely breach the 45 degree rule in relation to no. 58. However, the applicant could pursue the works under

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"Permitted Development Rights". The General Permitted Development Order (GDPO) as set out in Class A (Enlargement, improvement or other alterations of a dwelling house) allows applicants under part (g) to extend properties beyond the rear wall by 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwelling house or exceed 4m in height subject to neighbour notification. This represents a fallback position that the applicant could undertake the proposed works and given that no objections have been raised by neighbours through the consultation process means that the works would be permissible. As such, given that the extent of the built form is already established by much of the existing single storey rear extension and that it would only project .32m beyond the recommendations of the Householder Development SPD, it is considered that on balance there would not be any adverse effects to residential amenity to no. 58 Honey Hall Road.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design and residential amenity. 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23.06.2022	BAR-HON-PL-DR-EL-02 REV B	V2	PROPOSED ELEVATIONS
24.05.2022	BAR-HON-PL-DR-LP-01 REV A	-	LOCATION, SITE & BLOCK PLAN
24.05.2022	BAR-HON-PL-DR-FP-02 REV A	-	PROPOSED FLOOR PLAN

J Fleming

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23.06.2022

Signed by

Mark Quinn

23.06.22

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