

<u>APPLICATION NO:</u>	23/02042/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	9 Camborne Avenue, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR SIDE EXTENSION		

Site Description

The application site is located at 9 Camborne Avenue, Halewood and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is predominantly brick facing on its front, side and rear elevations, along with white UPVC openings and grey interlocking roof tiles.

The property benefits from a front porch and single storey front and side extension, constructed to a 'wrap around' form. The front garden area is a mixture of block paving hard standing, along with gravel stones and is partially enclosed by a low, brick boundary wall.

The application site is situated within a residential area. At present, refuse collection bins are stored to the front of the property.

Proposal

The application seeks permission for the erection of a first-floor side extension. This would be sited above the existing side extension and subsequently form, and be considered, a two-storey side extension.

The proposed development would project out by 3.45m and would have a depth of 5.68m. The proposal would be served by a dual-pitched roof, in which the eaves would measure at a height of 5.32m and the highest point of the roof would measure at a height of 7.32m.

The front wall of the first-floor of the extension has been set back by 1m from the immediately adjoining part of the main front wall or the original dwelling. The front elevation of the proposal would feature one window, the rear elevation would feature one small window.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

APP. NO: 12/00149/FUL
PROPOSAL: ERECTION OF FRONT PORCH AND SINGLE-STOREY SIDE
EXTENSION
DECISION: PER
DECISION DATE: 9 May 2012

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles
CS2 - Development Principles
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 two storey side extensions (and provisions of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also states proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

Design

The original dwelling is predominantly brick facing with white UPVC openings and tiled roofing. The proposed development would include materials which are keeping in with those found at the application site and would feature a pitched roof. The proposed materials would be in keeping with the existing dwelling.

Overall, it is considered that the proposed development would have an acceptable design and would be in accord with the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that usually either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The submitted plans demonstrate that this policy has been taken into account and incorporates this into the proposals. This would be considered necessary, given the site location. By following this policy, it prevents any potential terracing effect from occurring. The proposal would be considered acceptable and in accord with relevant policy.

7 Camborne Avenue

No.7 is the adjacent, semi-detached dwelling and is sited to the South of the application site. The two gable walls of the properties face one another, with an approximate interface distance of 4.1m at its closest. The original front and rear building lines sit in line with one another. The front and side 'wraparound' extension of the application site, projects approximately 2m past the front elevation of no.11.

No.7 benefits from a detached garage adjacent the side elevation.

The proposed development would not project further than the existing side elevation of the side extension. The front wall of the proposed development would also be set back by 1m. Therefore, the proposal would roughly be in line with the building line of the street and would not be considered to cause any significant harm to the amenities of no.7.

No.7 also features a window on the ground floor gable wall. Given that this window faces directly toward the adjacent wall of the detached garage, it is not considered that the proposed development would cause an unacceptable loss of light. It would not be considered that the proposed development would result in a materially significant change in the amenities available to this room currently.

Overall, the proposed development is considered to be in accord with the Householder Development SPD and would not be considered to result in any significant harm to the amenities and privacy of the occupants of no.7.

11 Camborne Avenue

No.11 is the paired, semi-detached dwelling. The original front and rear elevations of the dwelling sit in line with the application property. No.11 benefits from a front porch extension and a conservatory to the rear, together with an adjoined garage to the side elevation.

The proposed development would be constructed to the gable wall of the application site and would not surpass the front and rear elevations. As a result, the proposal would not be readily visible to the occupants of no.11.

Overall, the proposed development is considered to be in accord with the Householder Development SPD and would not be considered to result in any significant harm to the amenities and privacy of the occupants of no.11.

Highways

The application site benefits from a decent amount of hard standing in the form of block paving to the front of the dwelling. This has been in place since 2012, when construction took place for the existing front and side 'wraparound' extension. This hard standing should be able to accommodate two vehicles within the curtilage of the dwelling.

The proposed development would add an additional bedroom and result in a total of 3 bedrooms. The proposed development would not be considered to cause any increase in parking spaces. In addition, the highway conditions would mean it would be acceptable for any additional parking to be obtained via on-street parking, without posing a significantly harmful risk to the highway.

Overall, the proposed development would be considered acceptable and in accord with the Householder Development SPD and would not be considered to cause any significant harm to highway users or motorists.

Other Issues

The refuse storage bins are currently stored to the front of the dwelling. Access to the rear garden has been removed since at least 2012, which is when construction was ongoing for the existing extension. It is considered that given the set back from the highway and given

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

that there is evidence of several dwellings in the residential area keeping their refuse bins in the front garden, it would be acceptable to leave the current arrangements in place.

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
26/07/2023	-	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS. LOCATION PLAN.

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **2 October 2023**

Informatives

Not applicable.

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