

Regeneration and Economic Development Department

APPLICATION NO: 21/00139/FUL

APPLICANT: Mr Ste Kelly

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION

LOCATION OF SITE: 8 Hertford Close, Halewood, L26 1XY

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.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 proposal relates to a modern semi-detached house located on Hertford Close, a cul-de-sac off Wood Road. The application seeks approval for a single storey extension to the rear and side of the house. The extension will be 3m deep at the rear and 1.7m wide at the side, and will be L-shaped wrapping around the house. The extension will extend down the side of the house to 1.8m from the main front elevation of the house. The extension will have a sloping roof. A narrow path of 0.5m will be maintained between the side of the extension and the party boundary.

POLICY CONSIDERATIONS

The application complies with the local plan policies identified above.

DESIGN, ACCESS AND CRIME PREVENTION

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

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The proposal is acceptable in design and will not be detrimental to the visual amenities of neighbouring properties or the area in general. No crime or anti-social behaviour issues are raised by the proposal.

HIGHWAYS

There would be a parking space to the side and front of the house. To the front, whilst the parking space would be sub-standard in length, taking the flagged service strip into account due to the quiet nature of the road, the service strip can be used without causing any issue with pedestrian safety. Indeed, the area to the front of the house is used by the applicant for parking and on the day of the site visit there was a Ford Kuga parked there without causing an issue. Consequently, it is considered that the parking provision after the extension will be satisfactory.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and raises no residential amenity concerns, with no privacy or overlooking issues.

CONCLUSION

The proposal is acceptable with regard visual and residential amenities and the level of parking that will be maintained is considered acceptable. The application complies with 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.

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
21/02/2021	-	-	PROPOSED FLOOR PLAN AND ELEVATIONS
03/03/2021	-	-	EXISTING AND PROPOSED SIDE ELEVATIONS
21/02/2021	-	-	LOCATION PLAN

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

Lee Osborne

8 June 2021

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

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