

Regeneration and Economic Development Department

APPLICATION NO: 21/00490/FUL

APPLICANT: Mr Alun Owen

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT EXTENSION AND ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 8 Hayfield Close, Halewood, L26 6ND

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

Primary Residential Development - Primary Residential Development

TPO - Individual Trees - TPO Individual Trees: 15/00003/TPO

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

Arboricultural Officer - No objections in principle.

Halewood Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 seeks planning permission for a single storey extension to the rear of a modern detached house on Hayfield Close together with a single storey front extension. In addition a TPO protected willow tree in the front garden is proposed to be felled. The rear extension would have a width of 5.3m and a depth of 2.7m and would extend across the back to within 1.5m of each gable, providing a dining extension to the kitchen. The roof of the rear extension would be flat with a central

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

lantern type roof light. The front extension would be 3.9m wide with a depth of 1.1m with a sloping roof, providing an extension to the living room. The willow tree in the front garden, in front of the living room and front bedroom, is proposed to be felled.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of both extensions is acceptable and broadly in character with the existing house. The proposed rear extension would not impact on the neighbouring house or its outlook, which is set forward, by virtue of the distance between the dwellings and the extension being set in from the gables by 1.2m. The front extension would not be viewed from the neighbouring dwelling, and would have little impact on the street scene due to the projecting part of the dwelling which the extension would adjoin, and due to the modest scale of the extension. As such the proposed extensions would not be detrimental to the visual amenities of the neighbouring property and would not affect the outlook, and would be acceptable in terms of the visual amenity of the wider area and the street scene. The proposal raises no crime or anti-social behaviour issues.

HIGHWAYS

There are no highway issues raised.

RESIDENTIAL AMENITY

The proposal is for a front and rear extension to a house in a residential area, and the removal of a willow tree, and raises no residential concerns or privacy/overlooking issues. The proposal would not be detrimental to the residential amenities of neighbouring properties or the area in general.

OTHER ISSUES

Trees

The planning application includes the felling of a TPO protected willow tree in the front garden area. The tree is proposed to be felled due to the significant loss of light it causes to the front living room and bedroom, particularly when in foliage. The tree appears to have been planted as part of the landscape scheme for the estate approximately 15 years ago. The TPO for the willow was created in 2015 to afford protection to the tree as a result of the outline planning application for the existing dwelling, as it does offer amenity to the locality. However the tree has such significant loss of light impacts on the two rooms at the front of the house that its removal is warranted; furthermore, willows have limited lifespans. The Council Arboriculturalist has no objections to the loss of the willow due to the impacts on the property and the limited lifespan but does request that 2:1 replacement planting is required.

CONCLUSION

The proposed extensions are acceptable in design and will not be detrimental to the visual or residential amenities of neighbouring properties or the area in general. Whilst the willow tree does offer amenity to the street scene it is having significant impact on the light to the front bedroom and living room of the house and the residential amenities of the occupiers of the dwelling. This, together with the mitigating factor that willows have limited lifespan, is such that on balance the loss of the willow is acceptable. However, to mitigate the loss a 2:1 replacement planting scheme should be required if planning permission is granted. The application complies with planning policies and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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

- 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.

- 4) Prior to the removal of the TPO Willow tree from the site a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement on a 2:1 basis, and the scheme should show and detail the location, size and species of the replacement trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the removal of the tree (if the tree is removed with a planting season the replacement tree planting shall take place within that same planting season). Any replacement tree which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/06/2021	-	-	LOCATION PLAN
09/06/2021	01.02	A	PROPOSED GROUND FLOOR PLAN
09/06/2021	01.04	A	PROPOSED ELEVATIONS
14/09/2021	21.00063.AMS	-	ARBORICULTURAL METHOD STATEMENT

Lee Osborne

17 December 2021

Alan Kilroe

17 December 2021

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