

Regeneration and Economic Development Department

APPLICATION NO: 21/00808/FUL

APPLICANT: Mrs Victoria McNally

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A FIRST FLOOR SIDE EXTENSION TOGETHER WITH THE CONVERSION OF EXISTING GARAGE AND SINGLE STOREY EXTENSION TO THE FRONT

LOCATION OF SITE: 14 Talland Close, Halewood, L26 7YA

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

None Required

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 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 property is a two storey, semi-detached dwelling. It is located along Talland Close, towards the end of the cul-de-sac. The dwelling has an existing flat roof garage to the side, which spans the full depth of the dwelling.

Permission is sought for the erection of first floor extension over the existing garage. The works also propose the conversion of the existing garage into additional living accommodation, plus a single storey front extension to create an extended storage room to the side and a porch to the front of the dwelling.

POLICY CONSIDERATION

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

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposal would include the conversion of the garage into addition residential accommodation. However, the layout includes a storage room toward the front, which would retain a garage door within the front elevation, with that respect this element will appear similar in appearance. The front extension is minimal in scale and would wrap around the front of the dwelling to create a small porch. This forward projection is of an acceptable scale and would not appear out of keeping within the street scene.

The first floor extension is proposed with a gable end roof which would echo the main roof formation, with the ridge approximately 0.45m lower. The upper floor would be set back 0.1m from the adjoining front elevation. While this step back is minimal, it will help avoid any unsightly bonding of the new and old brickwork, plus the application property is set a considerable distance behind the adjacent dwelling, 12 Talland Close, and therefore there would be no potential for terracing with this neighbouring building. As a result, there would be a differentiation from the original dwelling and the extension would appear subservient. The works would be finished materials to match the existing and overall the design would be reflective of the character of the original property.

Given the staggered layout with the adjacent dwelling, 12 Talland Close, the proposed side extension would protrude beyond the rear of the neighbouring property. The ground floor element retains the same footprint. As such the conversion of the garage would have no real impact on the adjacent dwelling, bar the addition of a small, pitched roof to the rear portion which would remain single storey. The first-floor extension was originally proposed the full depth of the dwelling. However as this would have protruded beyond the rear of No.12 by more than 3m the 45degree rule was applied. As a result, the first floor element has been reduced in depth to ensure compliance with the 45 degree line from the nearest habitable room at No.12. Given the amendments it is considered that the proposal would preserve an adequate level of residential amenity for this property.

The works would have no significant effect on the attached property, 15 Talland Close with the majority of the extension being located to the side away from this dwelling, while the small porch would be over 3m from the shared boundary.

The extension would increase the total number of bedrooms from three to four within the property. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces. The existing garage does not have sufficient width to classify as a useable space and therefor the conversion of this would not impact on the in-curtilage parking provision. The property has a double length driveway, which would appear to retain adequate length to provide two parking spaces following the proposed works. This level of parking would be retained within the site and there is no scope to provide any additional. While this would fall short of the parking standards, it should be noted that they are maximum standards. There also appear to be a certain level of on street parking, given the position within a cul-de-sac, with limited traffic. It therefore is considered that the addition of one bedroom within this location would not result in such a demand for parking that would be detrimental to the safety of the surrounding highway.

CONCLUSION

The extension and proposed conversion are considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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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
10/12/2021	1B	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

16 December 2021

Alan Kilroe

17 December 2021

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