

Regeneration and Economic Development Department

APPLICATION NO: 22/00111/FUL

APPLICANTS: Mr & Mrs Smith

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF A FIRST FLOOR SIDE EXTENSION ABOVE EXSITING SINGLE STOREY SIDE EXTENSION.

LOCATION OF SITE: 74 Rutland Avenue, Halewood, Knowsley, L26 0TP

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

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 8 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 construction of a single storey rear extension together with the erection of a first floor side extension above the existing single storey side extension located at no. 74 Rutland Avenue, Halewood.

The proposals would provide an enlarged kitchen and living area together with a new bathroom and utility to the ground floor. The rear element projects 1.2m from the existing rear elevation and would span a width of 7.3m and would comprise largely glazed units. In addition, the side storey element sited behind the existing single storey side extension would span a width of 4.1m and project a depth of 4.4m. The roof would be pitched and measure 2.6m at the eaves and 3.7m at its highest point and would include 3 Velux windows.

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To the first floor, the proposed extension would provide a new master bedroom suite including dressing area and ensuite. It would be set back approximately 1m from the principal elevation and measure 4.1m in width and 6.5m in depth and would be served by 1 window to the principal elevation and two windows to the rear elevation together with a rooflight above the master bedroom. The proposed roof would be of gable design and measure 5.1m at the eaves and 7.3m at its highest point.

RELEVANT PLANNING HISTORY

- 74/06404/HIST – Lounge extension and porch (granted 3rd August 1981).
- 98/00348/APP – Erection of single storey extension to side of dwelling (granted 11th August 1998).

POLICY CONSIDERATIONS

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);
- Ensuring a Choice of Travel Supplementary Planning Document (SPD) (2010); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

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 property currently benefits from a single storey rear extension and separate side extension. The proposals would increase the depth of the property by 1.2m – 4.4m from the rear elevation and would be stepped back by 2.9m from the neighbouring adjoining property. The rear elevation would be largely comprised of glazed panels with K rend finish. The roof would be pitched and would mirror the host dwelling.

Regarding the proposed addition to the first floor above the existing side storey extension, this aspect of the proposals would be bricked to match the existing property. The proposed roof would mirror that of the existing host property and would sit at a lower position than the main ridgeline. It is considered that the proposed works respond positively to the appearance of the host dwelling and neighbouring properties and would be in keeping with the design characteristics of the street scene.

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It is therefore not considered that the proposals as submitted would be detrimental to the character of the street scene and are therefore considered acceptable with regards to design.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more than 4m from the rear elevation. The proposed single storey rear extension measures 1.2m – 4.4m in depth from the existing rear elevation. However, it is noted that the property is currently stepped so the majority of the development would only project 1.2m from the furthest point of the rear elevation. In addition, the proposed single storey rear extension aspect of the proposals is set back 2.9m from the property boundary at no. 72. Notwithstanding this, no. 72 already benefits from a small rear extension and the projection of 1.2m at its closest point in relation to the neighbouring property is not considered to result in having an adverse effect to residential amenity in relation to this property.

The property is located at a corner position along Rutland Avenue and its boundary consists of a tall brick-built wall surrounding the property to its rear and side. Due to the positioning of the existing property and the positioning of the property at its rear together with the tall boundary features there would be no adverse impacts associated with the development of either the single storey rear extension or the first floor side extension to the residential amenity of no. 55 Oxford Drive located at the rear.

There would be no adverse impacts to residential amenity of no. 72 Rutland Avenue given the separation distance provided by Oxford Drive.

Given the scale of the extension and the design of the pitched roof it would not appear to be unduly overbearing in relation to neighbouring properties nor would it significantly affect the outlook or levels of light to adjacent neighbouring properties. The development proposals are therefore considered appropriate and would not lead to adverse effects to residential amenity.

HIGHWAYS

The application seeks to increase the number of bedrooms from 3 to 4. The Ensuring a Choice of Travel SPD sets out the Council's guidance on parking standards and states that 4+ bedroom properties should provide 3 parking spaces within the curtilage of the existing property boundary.

It was noted on site visit that the property previously benefited from a driveway located to the rear which provided access to the external garage. However, access to this has now been removed following the erection of a brick wall. Accordingly, the property does not benefit from any parking provision within the curtilage of the property.

The applicant has confirmed their intention to provide parking within the property boundary to the front garden. Given the size of the plot and its corner location there is ample space within the front garden to accommodate 3 cars within the property boundary in accordance with the Council's guidance. However, to ensure adequate parking remains within the curtilage of the property a condition should be imposed to ensure this. Accordingly, the proposed development would not have an adverse impact on highways.

OTHER ISSUES

None.

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.

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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.

- 4) Details shall be submitted to and agreed in writing with the local planning authority which show that 3 car parking spaces can be provided within the curtilage of the property. The spaces shall be at least 2.75m x 5m and shall be available for use before the first use of the development hereby approved. These areas shall be retained at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02.03.2022	22005-08	2	PROPOSED SECTIONS
02.03.2022	22005-04	2	PROPOSED SITE PLANS AND 3D DRAWINGS
02.03.2022	22005-01	2	LOCATION PLAN
02.03.2022	22005-07	2	PROPOSED ELEVATIONS
02.03.2022	22005-06	2	PROPOSED FIRST FLOOR PLAN
02.03.2022	22005-05	2	PROPOSED GROUND FLOOR PLAN
02.03.2022	22005-09	2	DRAWING NOTES

J Fleming
18.07.2022

Alan Kilroe
19 July 2022

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