

Regeneration and Economic Development Department

APPLICATION NO: 21/00849/FUL

APPLICANT: Mr John Gough

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A FIRST FLOOR SIDE EXTENSION

LOCATION OF SITE: 57 Elworthy Avenue, Halewood, Knowsley, L26 7AA,

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 7 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 relates to a semi-detached dwelling located on the corner of Elworthy Avenue and Torcross Way. The property is angled towards the intersection and it has an existing single storey element to the side of the property.

Permission is sought for the addition of a first floor above the side element, to create a bedroom and ensuite. The dimensions would be approximately 3.5m in width by a depth of 6m, mirroring the footprint of the ground floor. The upper floor would be finished with a gable end roof with the ridge reaching 7m in height.

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

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POLICY CONSIDERATION

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 first-floor extension would sit directly above the existing single storey side element. The front elevation would align with the principal elevation of the dwelling and the ridge height would be set approximately 0.6m below the main ridge. Given the corner plot location there are no concerns about potential terracing and the reduced height would help to extension appear subservient to the original dwelling. The facing materials are proposed to match and overall the design would harmonise with the existing dwelling.

The upper floor would be approximately 1.5m from the side boundary at the closest point, with this increasing to 4.9m towards the rear. Elworthy Avenue curves away from the junction and as such there is no clear building line with the dwellings to the rear. Given the distance to the boundary and the lack of a strong building line along this stretch of highway, it is not considered that the first-floor extension would appear unduly prominent within either of the street scenes.

As the extension would sit the side of the dwelling it would have no impact on the amenity levels of the attached property, 26 Torcross Way. It would also retain adequate interface distance with the dwellings on the opposite side of Elworthy Avenue and therefor would not unduly affect the residential amenity of any surrounding dwellings.

The extension would create an additional bedroom, taking the total to four within the dwelling. In line with the Councils parking standards, three in-curtilage parking spaces would be required. The existing garage and driveway would be retained, which would provide two parking spaces. While this would fall short of the parking standards, it should be noted that they are maximum standards and there also appears to be some opportunity for on street parking to the side of the dwelling. It therefore is considered that the under provision would be acceptable in this location and the development would not result in such a demand for parking that would be detrimental to the safety of the surrounding highway.

CONCLUSION

The proposed first floor extension is 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.

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).

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- 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
25/01/2022	01	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

26 January 2022

Alan Kilroe

26 January 2022

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

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