

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00201/FUL

APPLICANT: Mr M Madigan

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF TWO STOREY SIDE EXTENSION

LOCATION OF SITE: 7 Wren Grove, Halewood, L26 7WU

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

A previous application for a two storey side extension to the dwelling was approved (04/00296/FUL – approved 28/04/2004).

TECHNICAL CONSULTATIONS:

Arboriculture - I have no objection to the works proposed, they will have no impact on the surrounding trees.

NEIGHBOUR NOTIFICATION:

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

ISSUES AND ASSESSMENT:

PROPOSAL

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

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The application is for the erection of two storey side extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The two storey side extension would have a pitched roof like the existing dwelling and would be compatible with the design of the original dwelling.

Whilst the extension would not be set back from the main front of the dwelling by over 1 metre, there would be no terracing effect due to the location next to an area of open space

Therefore, the design complies with para 7.2 of the Householder Development SPD.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 5, there would be no impact from the two storey side extension as it would be on the opposite side of the property.

There would be no impact on other properties as there are no other properties in close proximity to the extension and there are no proposed side windows in the extension.

The extension, complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

HIGHWAYS

There would be no increase in bedrooms and the property and the existing parking arrangements would be unaffected. Therefore, there would be no harm to highway safety from the proposal.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, trees or highway safety. The application complies with local 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).

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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 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
09/03/2021	BEE_229_ A101	Rev 1	Location Plan
09/03/2021	BEE_229_ A107	Rev 1	Proposed Site Plan
09/03/2021	BEE_229_ A106	Rev 1	Proposed Elevations
09/03/2021	BEE_229_ A105	Rev 1	Proposed Plans
09/03/2021	BEE_229_ A104	Rev 1	Existing Elevations
09/03/2021	BEE_229_ A103	Rev 1	Existing Ground Floor Plan
09/03/2021	BEE_229_ A102	Rev 1	Existing Site Plan
12/05/2021	-	-	Arboricultural Impact Assessment

Informatives

N/A

Andrew Hunt

07 June 2021

Alan Kilroe

7 June 2021

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

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