

Regeneration and Economic Development Department

APPLICATION NO: 21/00213/FUL

APPLICANT: Mr Anthony O'Rourke

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF A FIRST FLOOR SIDE EXTENSION

LOCATION OF SITE: 15 Padstow Close, Halewood, L26 7YZ

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 8 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 two-storey, semi-detached dwelling in Halewood. It is located on the southwestern side of Padstow Close and the surrounding area in residential in character. The two-storey dwelling consist of a gable end finish and has a single storey garage, which protrudes to the front and runs the full dept of the side elevation.

The application seeks permission for the addition of a first-floor extension above the garage. It would measure 2.4m in width and span a depth of 7.2m. This would include a 1.5m step back from the front

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garage wall and a 0.5m step back from the adjoining first floor wall. The upper floor is proposed to be finished with a gable end roof reaching a maximum height of 6.7m.

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 proposed extension would sit above the existing garage to the ground floor. As such it would not increase the existing footprint of the building. The design has also been amended to include a 0.5m step back from the adjoining first floor wall, a 1.5m step back from the ground floor below and a lowered ridge line. This would ensure the extension appears subservient to the host dwelling.

When a first-floor extension abuts the side boundary, the Householder SPD normally requires a minimum set back of 1m from the front elevation to avoid any potential terracing affects. However, this may be reduced where there is a staggered layout and the adjacent dwelling, No.16 does protrude beyond the principle building line of the application property. As such, there is no concern regarding a terracing affect and the reduced distance of 0.5m is considered appropriate in this instance. The extension is also proposed to be finished in brickwork and tiles to match the main dwelling and overall the design and scale would be acceptable.

The proposed extension would sit entirely to the side of the property and therefore would have no significant effect on the outlook from the attached dwelling, 14 Padstow Close. It would be positioned along the shared side boundary with 16 Padstow Close, which as mentioned above is staggered from the application property. This property has a single storey rear extension along the side, which aligns with rear elevation of the application property. As such the first floor addition would have no impact on the outlook at the ground floor. Given the staggered layout the extension would protrude approximately 4m beyond the original first floor rear elevation of No.16, however this elevation is set in from the boundary. As such the proposal would not breach the 45 degree line from the closest first floor window and the resulting impact on the amenities levels of No.16 would be acceptable.

The proposed extension would create an additional bedroom, taking the total in the property to four. In line with the Householder SPD, the property of this scale would be expected to provide three in curtilage parking spaces. The existing garage would be retained but internal dimensions are not of sufficient size to count as a useable parking space. The property also benefits from a driveway to the front, which can accommodate two parking spaces and this will remain. Although this falls short, the parking standards as listed in the SPD are maximum standards. As the property is located towards the end of a cul-de-sac, there would be limited traffic and there appears to be some scope for some street parking. As such it is not considered that the additional bedroom would increase the demands to a level which would be detrimental to the highway safety to the immediate area.

CONCLUSION

The proposed first floor extension is of an acceptable scale and design. They would not have a detrimental impact on the residential amenity of the surrounding residents or the overall character of the area. 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):-

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- 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 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/05/2021	R1807 104 Rev.1	-	PROPOSED FLOOR PLANS
01/06/2021	R1807-103 Rev.2	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

9 June 2021

Alan Kilroe

9 June 2021

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