

<u>APPLICATION NO:</u>	24/00331/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	2 Alexandra Grove, Halewood, L26 9YT		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 2 Alexandra Grove, Halewood and is situated within an area allocated as a Primarily Residential Area in the Development Plan. The application property is a mid-terraced dwelling and is brick facing on its front and rear elevations, together with white UPVC openings and flat, grey rooftiles.

The front elevation of the property is south / south-western facing and the terrace row is sited within a cul-de-sac, bounded by tall brick walls and set substantially back from Higher Road. The site is encircled by other residential dwellings. Parking is provided via hardstanding situated to the front of the property.

Proposal

The application seeks permission for the erection of a single storey rear extension.

The proposed development would project 4.05m and would have a width of 4.94m. This would be served by a flat roof, which would measure at a total height of 2.98m and would feature a roof lantern, which would be the tallest point of the proposal and would measure 3.56m. The proposal would feature bi-fold doors on the rear elevation.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

Planning History

APP. NO:	04/00422/FUL
PROPOSAL:	ERECTION OF 7 NO TWO STOREY DWELLINGS
DECISION:	GRANTED
DECISION DATE:	2 September 2004

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This

means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to 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.

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

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

Article 35 Statement

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.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The Application Form states that the external facing materials would be matching brick to the existing.

The roof is indicated on the submitted plans to be glass reinforced plastic (GRP). This would be considered acceptable given where the proposal would be sited (and would not be readily visible from the street scene).

No information has been outlined pertaining to materials, however, this would be addressed within the standard Condition, that external facing materials shall be matching to the existing.

The Householder Development SPD states that extensions should usually be served by a pitched roof. Given the location of the proposal, it would be acceptable to permit a flat roof on this occasion, as it would not be deemed to result in an unacceptable design impact or be readily visible from the street scene.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The existing rear garden area spans a depth of 9.5m and the proposal would have a projection of 2.5m and would leave approximately 7m. Given that a surplus of 50% of the rear garden area would remain usable it would be considered that the proposal would not result in a cramped appearance.

Therefore, the extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The proposed development would have a projection of 4.05m, which would be deemed a very marginal surplus of the prescribed projection outlined within the Householder Development SPD and this would not be considered to have any prominent greater material impact on residential amenities.

1 Alexandra Grove

No.1 is the adjoined property and is located at the end of the terrace row. This property is set marginally back in contrast to the majority of the inner-terraced properties. The rear elevation of No.1 is set further beyond that of the application site by roughly 1.75m.

The proposed development would have an acceptable projection, as it would project circa 2.33m beyond the existing rear elevation of No.1.

Overall, it is considered that the proposed development would largely comply with the Householder Development SPD and would not cause any detrimental harm to the amenities or privacy on the occupants of No.1.

3 Alexandra Grove

No.3 is the other, mid-terraced dwellinghouse. The elevations of No.3 sit parallel to the application property.

The proposed development would have a marginal excess of the prescribed parameters of the Householder Development SPD for this type of development, which would not be considered to result in any adverse material impact.

Overall, it is considered that the proposed development would largely comply with the Householder Development SPD and would not cause any detrimental harm to the amenities or privacy on the occupants of No.3.

Highways

The proposed development is to be sited at the rear and would be considered to effect on existing parking provisions and would not be deemed to cause any adverse impact on highway safety.

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.

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) Notwithstanding the outlined materials agreed for the roof of the extension hereby permitted, all other materials to be used on the external surfaces of the extension 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
19/06/2024	L26 9YT/2/02	-	BLOCK PLAN, ROOF PLAN AND SITE PLAN
01/07/2024	L26 9YT/2/01	-	EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SECTIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **22 August 2024**

Informatives

Not applicable.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed