

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00161/FUL

APPLICANT: Mr John Robinson

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION (RETROSPECTIVE)

LOCATION OF SITE: 8 Tilstock Close, Halewood, Knowsley, L26 6NA

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

CS24 - Managing Flood Risk

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

Previous applications have been approved for a rear conservatory (07/00011/FUL – approved 22/02/2007), and garage conversion and single storey side extension (21/00516/FUL – approved 4/10/2021).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00161 - ful 8 tilstock close halewood knowsley l26 6na.doc

PROPOSAL

The application is for the erection of a single storey rear 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 extension has a pitched roof like the existing main dwelling. The scale of the extension would also be proportionate to the main dwelling. Therefore, the extension complies with 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 9, there is no harm as the extension is on the opposite side of the dwelling away from 9.

In relation to 7, the extension does not cause harm to amenity as the main dwelling of 7 is set back from the boundary. The extension also does not project beyond the rear of 7 due to the position of number 7. Therefore, there is be no impact on the residential amenity of 7.

Overall, the proposal does not cause harm to the amenity of neighbouring properties.

FLOOD RISK

Part of the site is located within Flood Risk Zone 2. However, the vast majority of the extension would be located within Flood Zone 1. Therefore, it is considered that there would not be harm in relation to Flood risk and no Flood Risk Assessment is required. Overall, the application complies with Core Strategy Policy CS24.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. 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).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00161 - ful 8 tilstock close
halewood knowsley l26 6na.doc

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
31/03/2022	06	A	Proposed Plans and Elevations
09/03/2022	07	-	Location Plan

Informatives

N/A

Andrew Hunt
7 December 2022

Alan Kilroe
7 December 2022

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\22-00161 - ful 8 tilstock close
halewood knowsley l26 6na.doc