

<u>APPLICATION NO:</u>	23/00027/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	5 Blacksmith Place, Halewood, Knowsley, L25 9LS		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ERECTION OF A FIRST FLOOR SIDE EXTENSION PLUS FORMATION OF UNDERCROFT PARKING BENEATH AND THE ERECTION OF A FRONT PORCH EXTENSION		

Knowsley Local Plan Allocation –

Primarily Residential Area

Site Description

The application relates to 5 Blacksmith Place, a 2-bedroom, two-storey end terraced property within a terrace of three dwellings located on a small cul-de-sac comprising of 12 houses. Blacksmith Place is off Sherbourne Avenues in an established residential area of Halewood.

The property was built circa 2000 and comprises a red brick building with a small section of green render to the front elevation. It has a tiled roof and white uPVC windows. A tiled canopy is provided over the entrance door and a WC to the front of the dwelling.

The dwelling is accessed off the head of the cul-de-sac with in-curtilage parking to the side. The plot is enclosed by railings and double access gates adjacent to the footpath.

Proposal

The application seeks consent for the erection of a part two storey and part single storey extension to the side and rear. It is also proposed to extend an entrance porch to the front elevation.

The two-storey element would be at the side of the dwelling and comprise of a ground floor undercroft parking area and laundry room with 'walk in wardrobe' and en-suite bathroom above. The ground floor extension would extend behind the two-storey element at the side and across the rear of the dwelling. The side element would connect with the rear extension which would provide a living room area.

The side element would project 3.30m out from the existing gable and extend a total of 11.77m deep. The two-storey aspect would not extend beyond the existing rear elevation of the host dwelling and would measure 6.40m deep, being set back 1.00m both at ground and first floor from the existing main front elevation of the dwelling.

The ground floor single storey element would form an 'L' shape projecting a maximum depth of 5.38 m metres from the existing rear elevation of the host dwelling

where it sits along the common boundary with the adjacent dwelling No. 4. The extension would then be stepped in to attain a depth of 3.00m at a distance of 2.51m from the common boundary with the adjoining neighbour, No. 6.

The rear extension would extend to 6.82m wide. It would have a flat roof with a maximum height of 3.04m including roof lights that would sit within the flat roof. Three-section bi-folding doors together with a full length window would be inserted in the rear elevation. No windows are proposed within the side elevations.

Turning to the two-storey extension to the side, this would have a pitched roof attaining a maximum ridge height of 7.06m which would sit approximately 310mm below the ridge of the host dwelling. The undercroft would be open to the front and side with a brick pillar at the front supporting the upper floor. The laundry room behind the parking space would have access from a door leading from the undercroft alongside access from the kitchen / diner. There would be no other openings in the side. Windows are proposed to the front (en-suite) and to the rear ('walk in wardrobe').

The porch extension to the front would replace an existing entrance canopy adjacent to an existing single storey projecting WC area. The entrance porch would see the continuation of the pitched roof over the WC area attaining a maximum height of 3.02m. The porch would have dimensions of 1.55m deep by 3.39m wide which would be approx. 800mm wider than the existing canopy.

Amended plans have been received during the planning process which show minor changes to the siting of a first floor window on the front elevation of the two-storey extension and the provision of a bin store to the front of the site.

Consultations

Halewood Town Council - No Comments Received.

Highway Authority - No objections.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal. The LPA has acted fairly and reasonably taking into account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s.

Planning History

APP. NO:	99/00775/FUL
PROPOSAL:	DEMOLITION OF MAISONETTE BLOCKS AND ERECTION OF 33 NO. TWO-STOREY DWELLINGS
DECISION:	Granted
DECISION DATE:	29 February 2000

APP. NO: 22/00029/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION
TOGETHER WITH THE ERECTION OF TWO STOREY SIDE
EXTENSION WITH FRONT CANOPY
DECISION: Refused
DECISION DATE: 14 October 2022

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.

National Planning Policy Framework

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

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)
Ensuring a Choice of Travel SPD (2010)

The site is identified as land allocated as a Primarily Residential Area on the Local Plan Policies Map. As such, domestic extension to an existing dwelling is considered

acceptable in principle, subject to compliance with relevant Local Plan policies and guidance.

The above 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.

Article 35 Statement

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.

Assessment

Layout / Design

The Householder Development SPD is a material consideration for the purposes of this planning application.

The proposed layout would also see the loss of access to the rear of a dwelling currently served by a side gate off the driveway and the Householder Development SPD requires that this will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. The application indicates that bins would be stored in front of the dwelling and details of a bin store have been provided for the three requisite wheeled bins.

The development would result in the loss of an existing in-curtilage parking space to the side which is discussed in more detail in the Highways section below.

The extension would leave adequate room around the dwelling to avoid a cramped appearance within the plot and would ensure that adequate private amenity space would be retained to the rear of the dwelling.

Two-storey Extension

The SPD advises that first floor side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should be designed to avoid the creation of a terracing effect. It goes on to advise that a minimum 1m space should be preserved between the party boundary to the side of the property, or the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. The SPD further advises that the roofline should match that of the existing and should normally be at a lower level than the original.

In this instance, the existing dwelling, is an end terrace, nonetheless, the proposal would have a 1m set back from the adjacent wall and the ridge would be approx. 300 mm lower than the host dwelling. The roof of the side extension would echo the

design of the existing dwelling having a pitched roof. The two-storey side extension would appear subservient to the host property and would not appear as an incongruous feature within the street scene and is therefore in accordance with the SPD.

Windows would be inserted into the front and rear elevations which would be of acceptable proportions. A first floor en-suite bathroom window within the front elevation has been amended so that it would sit more centrally in the elevation.

The character of surrounding properties in the street scene comprises of facing brick with green rendered panels at first floor. The side extension would be constructed in brickwork with roof tiles and white uPVC windows to match the existing dwelling. As such, providing material match that of the existing dwelling, it would not appear out of place within the street scene.

Single Storey Extension

The single storey rear extension would be finished with a flat roof and be of a contemporary style incorporating large bi-fold doors to the rear. It is proposed to clad the extension, at this stage it is not indicated what material would be involved, although the applicant's agent has suggested this is likely to be timber. Nevertheless, precise scheme details could be secured by condition if planning permission is granted. This would still allow the Local Planning Authority the opportunity to assess and agree appropriate cladding materials. Given the position within the rear garden area, there will be minimal views of this aspect of the development.

Entrance Porch

The SPD states that porches can be particularly prominent in the street scene and should be carefully designed to retain the character of the residential area. The proposed porch is acceptable in terms of scale in relation to the host property and respects the character of the surrounding area.

External Alterations

Other external alterations to the dwelling would see the existing ground floor lounge window being reduced in width and removal of a first-floor bedroom window to the front elevation (secondary window). The loss of the first floor window and the reduction in size of the ground floor window within the front elevation would in officer's view detract somewhat from the character and appearance of the dwelling due to the irregularly spaced openings and the ratio of solid to void on the upper floor, resulting in a loss of symmetry to the fenestration. However, it is acknowledged that these works could be carried out without the benefit of planning permission and are not necessarily symptom of the development the subject of the planning application under consideration.

Overall, the proposed materials and finishes are in keeping with the existing property and a condition should be attached to any planning permission if granted to ensure that the proposed materials and finishes match the existing features of the property to ensure the character of the property is maintained.

On balance, having regard to the above, the development is considered to be acceptable and would not have an unacceptable impact on the character and visual amenity of the streetscene.

Residential Amenity

No. 4 Blacksmith Place

The proposed development would be located along the common boundary with No. 4. That property is set approximately 1m further back than the host dwelling and there is a driveway width between the neighbouring dwelling and the proposed extension. There are no openings in the gable elevation of No. 4.

The two-storey part of the development would not project beyond the rear elevation of No. 4. The single storey aspect would, however, extend approx. 4.42 m beyond the rear elevation of this dwelling, however this would be at a distance of 3.10m.

The Householder Development SPD states at para 7.4 that 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. It goes on to say that a single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only be permitted if it does not breach the 45 degree rule.

Given the juxtaposition of the properties the proposed extension would not breach 45° line. The proposal is therefore unlikely to have detrimental impacts on the occupiers of No. 4.

No. 6 Blacksmith Place

The proposed rear extension would project 3.00m from the rear and would be sited 2.51m off the common boundary with No. 6. There would be no openings in the side elevation facing the neighbouring property. The attached property is set forward of the host dwelling by approximately 1 m. The extension would not extend beyond 4.00m and the application shows that a 45-degree line from the neighbour's nearest window, believed to be a kitchen window, would not be breached.

The development would not have a detrimental impact on the neighbours of No. 6 from overshadowing and obstruction of outlook.

8 and 9 Blacksmith Place

The proposed extension would exceed acceptable interface distances from these properties.

31 and 32 Pembrey Way

Nos. 31 and 32 Pembrey Way area located to the rear of the application site. The two-storey extension would be sited approx. 20.00m from the rear of No. 31 which is within acceptable limits. The single storey section of the development would be sited between 4.02m and 6.57m from the rear common boundary. The properties to the rear are sited between 10.40m and 10.00m off the boundary and the development within acceptable limits to ensure that there would be adverse impacts on these neighbouring dwellings.

On balance, the proposed development would maintain acceptable separation to neighbouring properties and would maintain an acceptable standard of amenity for all existing residents.

Highway Considerations

The property is currently a 2-bedroom house and currently provides 2 parking spaces within the curtilage which is in line with the Council's parking standards.

Although identified on the proposed first floor layout as a 'walk in wardrobe', for the purposes of assessing the application, this space, in officer's view, could easily be

used as a bedroom and therefore is considered to be, for the purposes of assessing parking provision, an additional bedroom being provided. The development would result in one off-street parking being lost and the introduction of an additional bedroom.

According to the Ensuring a Choice of Travel SPD, both 2 and 3-bedroom dwellings require 2 parking spaces to be provided on-plot. The Householder SPD at para. 6.16 states that *in most cases the existing level of provision for car parking should be retained with the curtilage of a dwelling*. It goes on to advise that...*Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.*

The Local Highway Authority have no objection to the proposal and having regard to the site and its surroundings, it is considered that the under provision of parking would not cause harm to the free flow of traffic or safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and Highways and complies with UDP and Local Plan policies, in particular: UDP Saved Policies H5 and H8 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy together with the Council's Householder Development and Ensuring a Choice of Travel SPDs. The application is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 any description of materials in the application, no above ground construction works shall take place until a full specification of materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour, and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2021), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/01/2023	1871-01	-	SITE LOCATION
01/03/2023	1871-02	-	BLOCK PLAN
13/06/2023	1871-05	A	PROPOSED PLANS
13/06/2023	1871-06	A	PROPOSED ELEVATIONS

Signed Case Officer¹: Maxine Wishart

Signed Authorising Officer²: K Foster

Date: 14 June 2023

Informatives

None.

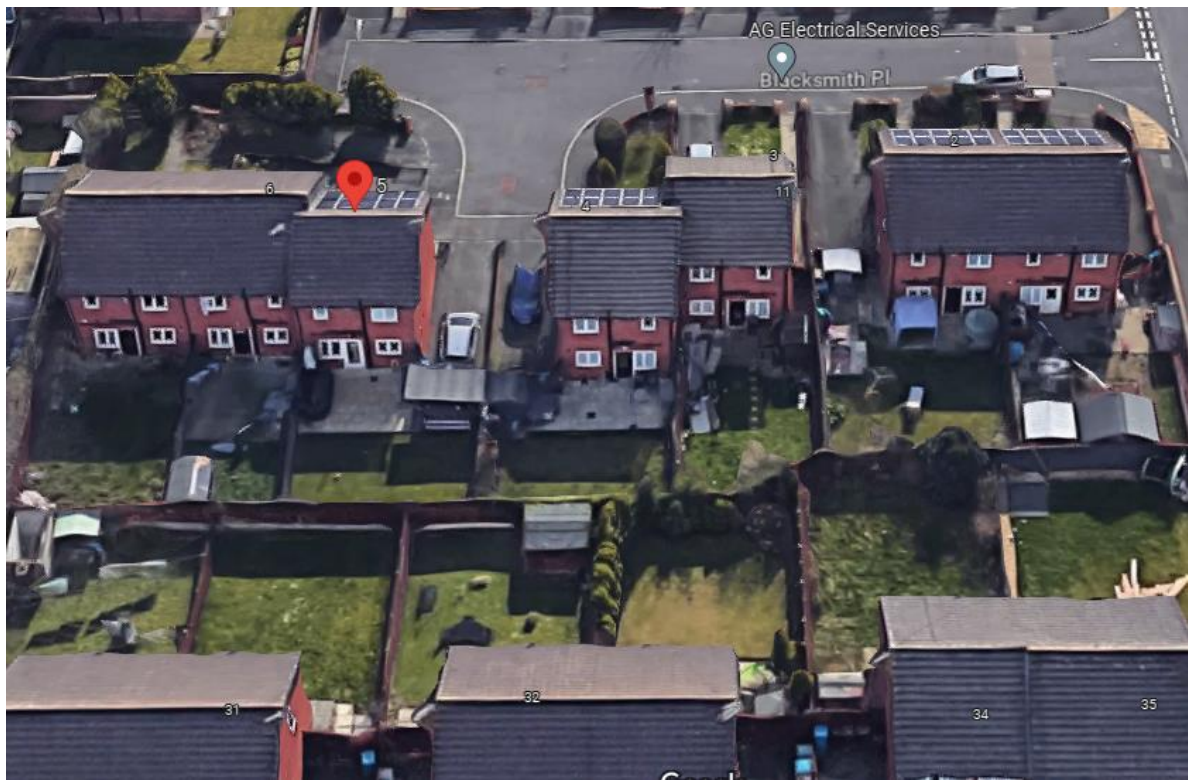
¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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

Appendix 1 – Site Photographs



Google Streetview



Imagery@2023 Google

