

Regeneration and Economic Development Department

APPLICATION NO: 21/00444/FUL

APPLICANT: Mr & Mrs Waller

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 22 Elder Place, Halewood, Knowsley, L25 9RP,

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land

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

ESS Parks And Green Spaces - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 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 seeks permission for the erection of a single storey extension to the rear of 22 Elder Place. The extension would project 2.2m from the rear elevation, measure 4.6m in width and is proposed with a hipped roof, reaching a maximum height of 3m.

POLICY CONSIDERATION

The site is classified as Urban Green Space and Educational Land in the Local Plan Policies Map. However, the area has since been built out as a residential development and therefore, a domestic

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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 scale of the proposed extension is considered acceptable of the property and given its location to the rear; the addition would have no impact on the wider street scene. The design of the extension would be respectful to the residential property and it is proposed to be finished in materials to match.

The property to the north (23 Elder Place) is staggered, such that the application dwelling is set approximately 1.8m behind that of No.23. The original plans proposed a 3m deep rear extension. However, the proposal has since been amended to reduce the dept to 2.2m, ensuring the outlook and amenity values of No.23 are appropriately protected.

The extension would be set in approximately 1.1m from the attached dwelling, 21 Elder Place and therefore would not unduly affect the outlook to this dwelling. There are windows proposed in the side elevation which would face the boundary with No.21 and given the boundary fence appears relatively low, these windows are proposed as obscurely glazed. A condition could be attached to ensure they are retained as such to preserve the privacy levels of both dwellings.

CONCLUSION

The extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. 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):-

- 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) 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.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed window on the side elevation as indicated on drawing PO2 Rev.A; has been glazed with obscure glass to level 4/5 and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

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Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/10/2021	P01	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATION
04/10/2021	P02	REV A	EXISTING AND PROPOSED SIDE ELEVATIONS

Informatives

Louise Everard

13 October 2021

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