

<u>APPLICATION NO:</u>	24/00020/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	
<u>LOCATION:</u>	43 Higher Road, Halewood, Knowsley, L25 0QG		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH TWO STOREY SIDE EXTENSION AND INSTALLATION OF ROOF LANTERN ON EXISTING REAR EXTENSION		

Site Description

The application property is a semi-detached dwelling situated on a residential street located within a primarily residential area. The properties within the street scene are relatively uniform in orientation with the exception of neighbouring properties at no. 43A & 43B. These properties are set back significantly from the application property.

The application property is rendered in white finish and benefits from white UPVC doors and windows. The application property accommodates a gable facing front elevation together with hip roof to the side. The property has been previously extended at the rear in the form of a single storey rear extension.

The property is contained by low lying brick wall facing the public highway and close boarded fence forming the common law boundaries with neighbouring properties. The driveway comprises of hardstanding sufficient to accommodate multiple vehicles.

To the rear of the application property is a railway line. Within the private amenity space are 2no. outbuildings with one currently under construction.

Proposal

The proposed development consists of a part single storey part two storey side extension, single storey rear extension together alterations to existing flat roof extension. The proposals have been altered since its initial submission and forms the basis for consideration.

The part single storey part two storey side extension would occupy a footprint of 5.49m in width by 19.51m length. The first floor aspect would be set back 2.84m from the front elevation and would span 5.147m in width by 4.5m depth at its longest points. The first floor aspect would accommodate a gable roof measuring 7.85m at its highest point. The single storey aspect would accommodate a hip roof at the front elevation measuring 3.34m at its highest point and gable roof measuring 2.4m at the eaves and 3.94m at its highest point at the rear. The existing flat and pitch roof of the rear extension will be replaced with a flat roof and incorporate a roof lantern measuring 2.41m at the eaves and 3.38m at its highest point.

The proposed extension would provide new garage, open plan kitchen and dining room, gym and w/c at ground floor level together with dressing room located at first floor level.

Consultations

Network Rail – No objections.

Highways – No objections.

Representations

This application has been publicised by letters sent to 6 neighbours and advertised by site notice. One letter has been received from neighbour raising no objection to the extensions relating to the house. Concerns were raised regarding the outbuilding but this falls outside of the scope of this application.

Planning History

Ref: 22/00480/FUL – Erection of two storey and part single storey side extension, single storey rear extensions and detached summer house. Granted 23rd March 2023.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic 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 policy 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.

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

Context

Permission was previously granted for the erection of a two storey side and single storey rear extension together with outbuilding on 23rd March 2023 (application reference: 22/00480/FUL). Since then, the applicant has decided to amend the plans with a substantial reduction in built form associated with the two storey side extension and a slight increase to the single storey rear aspect. The outbuilding is currently under construction.

Design

The Householder Development Supplementary Planning Document is a material consideration for the purposes of this planning application. The following matters will be considered as part of the individual aspects of the development proposals.

Two storey side extension

The SPD advises that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy to neighbours and should be designed to avoid the creation of a terracing effect. It advises that a minimum 1m space should be preserved between the party boundary to the side of the property or that the front wall of the first-floor extension should be set back at least 1m.

The proposed two storey extension has been substantially altered since the previous application and now spans a width of 5.147m by 4.5m depth. As originally submitted the roof was considered out of kilter with the original dwelling house due to the reduction in built form to accommodate the necessary pitch to match that of the existing dwelling house. The Local Planning Authority has worked positively with the applicant to amend the proposals to include windows across all elevations of the first floor aspect to provide some design features given the original dwelling house has a characteristic

of side facing windows. The roof is now a dual aspect gable roof which is considered an overall improved design than as originally submitted and is more keeping with the original dwelling house. In addition, the gable end of the single storey aspect has been amended so that the render is extended across the gable elevation rather than use of cladding and render.

As revised, the two storey extension is considered acceptable in terms of design.

Single storey rear extension

The SPD advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or privacy to neighbours or appear unduly dominant to neighbours.

The single storey side and rear extension spans 12.16m in depth by 4.44m width and would connect to the existing single storey rear extension. The rear and side elevation would be faced in cladding and not visible from the street scene. Whilst the single storey extension would appear large in the context of the host property as currently proposed due to the reduction in built form associated with the first floor aspect than what has been previously approved it reduces the development which results in less built form and is acceptable in principle.

Given that the single storey aspect would largely replace that of the built form associated with the existing outbuilding it is considered acceptable in terms of design.

The roof of the existing rear extension will be replaced with a flat roof incorporating roof lantern which elevates the overall design aesthetic beyond a typical flat roof and is considered acceptable in terms of design.

Materials associated with dwelling house.

The materials and design overall relating to the main dwelling house are considered acceptable in terms of design.

Residential Amenity

41 Higher Road

No. 41 is the adjoining semi-detached property. The single storey side and rear extension would not breach the 45 degree rule. The property includes a rear extension to which this application seeks to replace the roof and incorporate roof lantern. Given the overly tall boundary wall the development would largely be obscured and the roof lantern is not considered to be an unacceptable scale that would negatively affect the residential amenity of existing and future occupiers of no. 41.

No. 43A Higher Road

No. 43A is the adjacent detached dwelling. It is set back significantly from the application property.

The proposed two storey aspect would bring the application property closer to the common law boundary. However, principle of development has already been previously accepted and the development as proposed would reduce the built form of

development. However, the proposed side and rear extension extends some 19.51m in combination. The single storey rear aspect has increased by 1m in length. However, given the scope of the development has reduced the built form of development it is still considered acceptable given the reduction of the two storey aspect.

Whilst the development would fall short of the recommended interface distances commonly used by the Local Planning Authority set out in the Amended New Residential Development SPD, it is not directly fronting 43a and offset. As such, it is considered that the development proposals allow for a sufficient interface distance between properties without adversely affecting the outlook of the occupiers at 43a.

Taking the above into account it is not considered that existing and future residents of no.43a will be adversely affected by the proposed development.

No other properties would be adversely affected.

Highways

The proposals would not adversely affect highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 will 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.

SCHEDULE

Date Received	Ref. No	Version	Drawing/Document Title
19.01.2024	101		LOCATION PLAN
03.05.2024	403	REV C	PROPOSED SIDE ELEVATION
03.05.2024	302	REV C	PROPOSED FIRST FLOOR PLAN
26.04.2024	402	REV B	PROPOSED REAR ELEVATION
22.04.2024	401	REV B	PROPOSED FRONT ELEVATION
22.01.2024	301		PROPOSED GROUND FLOOR PLAN
22.01.2024	102		PROPOSED SITE AND BLOCK PLAN

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **16 May 2024**

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





