

<u>APPLICATION NO:</u>	23/01732/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	18 Saltash Close, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF CONSERVATORY)		

Site Description

The application site is located at 18 Saltash Close, Halewood and is located in an area allocated as Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is brick facing on its front, side and rear elevations. Along with white UPVC openings and brown, interlocking roof tiles.

The property benefits from hard standing to the front of the dwelling and features an open plan design. The site is located within a cul-de-sac. The property benefits from a two-storey side extension, along with a rear outrigger extension and a conservatory.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would project out by 3m from the rear elevation (1.48 past the outrigger projection adjacent) and would have a width of 5.05m. The proposal would be served by a mono-pitched roof, in which the eaves would measure at a height of 2.72m and the highest point of the roof would measure at 3.53m.

The roof would feature 2 roof lights and a window and access doors on the rear elevation.

The application would also see the demolition of the existing conservatory.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO: 74/12572/HIST
PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO SIDE OF DWELLING COMPRISING GARAGE AND KITCHEN WITH BEDROOM AND BATHROOM ABOVE CONDITIONS
DECISION: GRANTED
DECISION DATE: 22 June 1990

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
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 proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a pitched roof. Therefore the proposed development would be considered to have an acceptable design and be in accord with 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.

17 Saltash Close

No.17 is the adjacent, semi-detached dwelling. The front building line of no.17 is set slightly further back by approximately 1.5m. The rear building lines of no.17 sit in line with the rear elevation of the application sites outrigger. No.17 benefits from a single storey side extension, as well as a rear conservatory.

The proposed development is in accord with the projection parameters outlined in the Householder Development SPD for single storey rear extensions.

There is also sufficient boundary treatment between the rear gardens in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities or privacy of the occupants of no.17.

19 Saltash Close

No.19 is the paired, semi-detached dwelling. The front and rear building lines of no.19 sit in line with one another. No.19 benefits from a single storey side extension.

The proposed development is in accord with the projection parameters outlined in the Householder Development SPD for single storey rear extensions.

There is also sufficient boundary treatment between the rear gardens in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities or privacy of the occupants of no.19.

Highways

The proposed development is to be sited at the rear and would be considered to have no effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety and would subsequently be acceptable.

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) 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 1

Date Received	Ref. No	Version	Drawing/Document Title
08/08/2023	HA 2329 01	-	LOCATION PLAN
08/08/2023	HA 2329 03	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

18 September 2023

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