

<u>APPLICATION NO:</u>	24/00188/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	2 Elwyn Drive, Halewood, Knowsley		
<u>PROPOSAL:</u>	SINGLE STOREY REAR AND SIDE EXTENSION		

Site Description

The application site is located at 2 Elwyn Drive, Halewood and is situated within an area designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is a combination of brick and rendered facing across its front, side and rear elevations, together with white UPVC openings and brown, interlocking roof tiles.

The application property benefits from an existing rear conservatory and a detached outbuilding within the rear garden. The front garden area comprises of block paving slabs to provide hardstanding. There is a metallic gate to the side elevation of the dwelling.

The front elevation of the property is South-East facing. There are residential dwellings to all directions from the site.

Proposal

The application seeks permission for the erection of a single storey side and rear extension.

The proposed development would form a 'wrap-around' layout to the original dwelling.

The proposed rear projection would have a depth of 3m and would have a width of 8.08m and would then span a depth of 10.88m. The side projection from the existing gable wall would be a width of 2.2m. The proposal would be set-back from the existing front elevation by 0.5m.

The proposal would be served by a mono-pitched roof with the ridge adjoining to the gable wall. The eaves of this would measure 2.59m and the highest part would measure 3.3m. The roof would feature two skylights that would serve the rear extension.

The proposal would see the insertion of bi-fold doors and a window on the rear elevation, one window to the front elevation and two narrow windows on the side elevation, that would serve the toilet and utility rooms.

Consultations

Halewood Town Council - No Comments Received.

Representations

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

Planning History

APP. NO: 96/00432/APP
PROPOSAL: CHANGE OF USE OF FORMER DOCTORS SURGERY TO RESIDENTIAL DWELLING
DECISION: GRANTED
DECISION DATE: 1 October 1996

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential 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 policies H5 and 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.

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

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 side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

The Householder Development SPD states 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.

Design

The existing dwelling is a combination of brick and render facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling. The proposal would be served by a pitched roof.

The Householder Development SPD states that proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a

minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. This may not always be practicable, particularly in cases where houses have very narrow plots. Extensions which removed access to the rear of a dwelling 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. In such cases acceptable alternative arrangements for bin collection need to be indicated in the planning submission.

The application site currently owns bin storage situated to the rear private amenity area. It has been agreed in writing with the agent that this will be relocated to the front garden and retained for the provision of storing the refuse bins. This will therefore satisfy the guidance of the Householder Development SPD.

Overall, the proposal would have an acceptable design and would largely be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

The Householder Development SPD 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.

4 Elwyn Drive

No.4 is the paired, semi-detached property to the application dwelling. The original front and rear building lines sit parallel to each other. No.4 benefits from a small front porch extension, an adjoined and linked side extension (garage) and two outbuildings sited within the rear garden.

The proposed development would not exceed the threshold outlined in the Householder Development SPD and would therefore be acceptable.

There is sufficient boundary treatment between the two rear gardens of the properties in the form of timber boundary fencing at a rough height of 1.8m.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have an unacceptable impact on the residential amenities and privacy of the occupants of no.4.

9 and 11 Church Road

No's 9 and 11 are the paired semi-detached dwellings situated to the North-East from the application site. The rear elevations of these properties face the existing gable wall of the application site and have an interface distance of approximately 12.6m. No.11 benefits from a rear conservatory, sited roughly 9m from the existing gable wall. No.9 contains a detached garage to the rear of their garden which is adjacent the side curtilage of the plot of the application site.

The proposed development would not be considered to result in any unacceptable impact to residential amenities or privacy. Among the two windows on the side elevation, the one that would serve the proposed utility room would have a view into the private rear garden of No.11. Given the interface distance at 9m as existing

(which would be reduced following the development) and that the windows would be taller than the fence, it would be necessary to Condition this window to be obscurely glazed, this would be in the interest of preventing any unacceptable impact to privacy. The window that would serve the proposed toilet would face the existing garage at No.9 would have no impact on neighbours' amenities or privacy and subsequently, would not require the same Condition as it would not be considered to result in any direct overlooking or adverse harm to privacy.

Both rear gardens and the side curtilage of the boundary are divided by sufficient timber boundary fencing at a height of approximately 1.8m.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have an unacceptable impact on the residential amenities and privacy of the occupants of no.'s 9 and 11.

Highways

The proposed development would remove hardstanding to the side of the dwelling, however, given that the space to the side of the dwelling would be less than the prescribed width in the Householder Development SPD (2.75m) it would not result in the loss of any existing parking spaces.

The front garden would retain its hardstanding and the proposal would not result in the increase to the no. of bedrooms at the property. Therefore, the proposed development would not be considered to result in any change to existing parking provisions within the curtilage of the dwelling.

Subsequently, the proposal would be considered to accord with the Householder Development SPD and Saved Policy H8 and would not be deemed to cause any adverse impact on highway safety.

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.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed window which would serve the proposed utility room, on the North-West facing elevation, as indicated on drawing titled 'Site Plan' has been glazed with obscure glass to level 3 or above and shall be retained as such with level 3 or above, obscure glazing at all times thereafter.

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
16/04/2024	-	-	PROPOSED SITE PLAN
16/04/2024	-	-	LOCATION PLAN
16/04/2024	-	-	PROPOSED ELEVATIONS
16/04/2024	-	-	DESIGN & ACCESS STATEMENT
10/06/2024	-	-	EMAIL CONFIRMATION

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 11 June 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

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Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024