

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00354/FUL

APPLICANT: Mr Adam Ledger

WARD AFFECTED: Halewood South

DEVELOPMENT: DEMOLITION OF CONSERVATORY AND THE ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 33 Oxford Drive, Halewood, Knowsley, L26 0TN

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

ARTICLE 35

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. 1 Comment in support of the application has been received consisting of the following main point:

- We fully support the application

ISSUES AND ASSESSMENT:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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PROPOSAL

The application is for the demolition of conservatory and the erection of a single storey side and rear extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. Whilst the rear extension would not have a pitched roof it would be of a modern design in which a flat roof is considered appropriate. The rear extension would also not be visible in the street scene. The side extension would be pitched like the main dwelling and would not harm the character of the area. The extensions would also be proportionate to the main dwelling. Therefore, the extension complies with the Householder Development SPD. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 35, the side extension would be on the opposite side of the house and would not result in harm to amenity. The rear extension would only project around 4 metres from the rear of the house. This is compliant with the 4 metres permissible under the Householder SPD. The extension would also only project around 0.9 metres beyond the rear extension of 35.

In relation to 31, the side extension would not cause significant harm to amenity as there are no main habitable room windows on the side of 31. The rear extension would only project around 4 metres from the rear of the house. This is compliant with the 4 metres permissible under the Householder SPD.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

In relation to parking, there would be no additional bedrooms or changes to the parking spaces.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is recommended for approval.

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.

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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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/06/2022	22- 9776_01	0	Existing and Proposed Site and Location Plans
11/06/2022	22- 9776_01	B	Existing and Proposed Plans and elevations

Informatives

N/A

Andrew Hunt
21 July 2022

Alan Kilroe
25 July 2022

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