

**REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT**

**APPLICATION NO:** 22/00363/FUL

**APPLICANT:** Mrs & Mr Evans

**WARD AFFECTED:** Halewood North

**DEVELOPMENT:** ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF CONSERVATORY)

**LOCATION OF SITE:** 2 Pipit Close, Halewood, Knowsley, L26 7XT

**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**

A previous application was approved at the property for a two storey side and rear extension (99/00416/APP – approved 17/12/1999).

**TECHNICAL CONSULTATIONS:**

N/A

**NEIGHBOUR NOTIFICATION:**

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

**ISSUES AND ASSESSMENT:**

**PROPOSAL**

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The application is for the erection of single storey rear extension (demolition of conservatory).

## **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. The extension would not have a pitched roof like the existing main dwelling, however, it would be a relatively modern, contemporary design, therefore a flat roof is considered appropriate in this instance. It would also be located at the rear and would not be readily visible. The scale of the extension also would 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 4, there would be no harm as the extension would only be on the opposite side of 2 away from the boundary. The extension would comply with the 45 degree rule. The extension complies with para 7.4 of the Householder Development SPD. Therefore, there would be no impact on the residential amenity of 4.

In relation to 7, the extension would not cause harm to amenity as it would be single storey only and partly obscured by the fence. Therefore, there would be no impact on the residential amenity of 7.

Overall, the proposal will not cause harm to the amenity of neighbouring properties.

## **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.

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.

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- 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**

| <b>Date Received</b> | <b>Ref. No</b>  | <b>Version</b> | <b>Drawing/Document Title</b> |
|----------------------|-----------------|----------------|-------------------------------|
| <b>14/06/2022</b>    | <b>2PC/04</b>   | -              | <b>Proposed Elevations</b>    |
| <b>14/06/2022</b>    | <b>2PC/03</b>   | -              | <b>Proposed Plans</b>         |
| <b>14/06/2022</b>    | <b>2PC/SP02</b> | -              | <b>Proposed Site Plan</b>     |
| <b>14/06/2022</b>    | <b>2PC/SP01</b> | -              | <b>Location Plan</b>          |

### **Informatives**

Andrew Hunt

23 July 2022

Alan Kilroe

26 July 2022

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| <b>PS/DC/OP04/05</b>      | <b>003</b>                   | <b>23/9/02</b>             |

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