

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	22/00755/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	26 Trispen Close, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The applicant property is located at 26 Trispen Close, Halewood and the property is a semi-detached dwelling located in what is allocated as a Primarily Residential Area in the development plan. The property is brick facing on its front, side and rear elevation, with the exception of the first-floor front elevation, which is pebble bashed rendered and is accompanied with white UPVC windows and doors and a brown, flat tiled, interlocking roof.

The property currently benefits from a front extension in the form of a porch.

Proposal

The applicant seeks permission for the erection of a single-storey side extension from the west side of the dwelling, consisting of a mono pitched roof.

The side extension would span a width of 1.87m and a length of 5.69m and the rear of the proposed development would sit flush with the rear of the original dwelling and become part of the rear elevation. The proposed extension is served by a mono pitched roof, which would measure 2.57m at its eaves and 3.31m at its highest point.

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

No recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Design

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 single storey side extensions should normally have a pitched roof for aesthetic reasons. The proposed development is served by a mono pitched roof and therefore meeting the policy requirements of the Householder Development SPD.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the host property. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. The proposed development would be in keeping within the guidance of the Householder Development SPD.

25 Trispen Close

No.25 is situated adjacent to the side of the application property. The original front and rear walls of the property are in line with the application property. No.25 benefits from a side extension, in the form of a garage that spans from the front to the rear elevation of the property. The proposed development would project out from the side elevation of the applicant site by 1.87m and once constructed would leave a distance of 0.67m from the newly erected side elevation to the party boundary that is shared with no.25.

In terms of the proposed side extension, there are no windows on the ground floor gable of the garage of no.25 or on the side elevation of the proposed development. Therefore, the proposal accords with the Householder Development SPD and would not have an unacceptable impact on the amenity of no.25's occupants.

27 Trispen Close

No.27 is the attached property of the applicant site, and the existing front and rear elevations of the property sit in line with the applicant site. No.27 benefits from a two-storey side extension, with the ground floor containing a garage. The proposed development would be erected on the west side elevation of the applicant site, would sit flush and form part of the rear elevation and is set back 2.71m from the front elevation. Subsequently, the proposed development would not be readily visible to the occupants of no.27 as it would not protrude beyond the front and rear elevations and would not cause any significant harm to the amenity of the occupants and accords with the Householder Development SPD.

Highways

The property currently has the space in the front garden for at least two off street parking spaces which would not be affected by the proposed development. As such, the proposed development would not result in any changes to this that would cause any adverse impacts to the public highway.

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 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 1

Date Received	Ref. No	Version	Drawing/Document Title
21/11/2022	02	-	LOCATION PLAN
21/11/2022	02	-	PROPOSED FLOOR PLANS AND ELEVATIONS
21/11/2022	03	-	SITE PLAN

Signed Case Officer:

Reece Black

Signed Authorising
Officer:

Mark Quinn

Date:

09.01.2023

Appendix 1 – Site Photographs







