

Regeneration and Economic Development Department

APPLICATION NO: 21/00466/FUL

APPLICANT: Ms Kayte Kelley

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION AND FRONT PORCH EXTENSION

LOCATION OF SITE: 96 Trispen Close, Halewood, L26 7YR

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 neighbours. It has also been advertised by Site Notice. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey side extension and front porch extension to the semi-detached property at 96 Trispen Close in Halewood. The proposal would provide a new study, W.C. and a fourth bedroom.

The proposed porch extension would project approximately 1.1m in front of the principal elevation of the property and would measure 4.5m in width to wrap-around with the proposed single storey side extension. The side extension would project 2.4m from the side elevation of the existing property and would measure 7.9m in length to sit flush with the rear elevation. The development would also have a pitched roof which would measure approximately 2.6m in height to the eaves, with a maximum height of 4.0m.

RELEVANT PLANNING HISTORY

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

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None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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.

DESIGN

The proposed front porch extension would be relatively minor in scale and would not appear prominent in the street. It would also not be dissimilar to other front porch extensions in the locality and is therefore an acceptable addition to the property. The proposed front and side extension would be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. The proposal would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposal to 97 Trispen Close, the development would not significantly affect the visual amenity of this neighbouring property. Due to the staggered relationship between 95 and 96 Trispen Close, the rear elevation of No. 96 currently sits slightly behind the rear elevation of No. 95. The proposed development would extend adjacent to the shared boundary with No. 95 and would not project more than 4m beyond the rear elevation of this property.

As the Householder Development SPD generally supports single storey rear extensions of up to 4m, the proposal would not appear unduly overbearing in relation to nearby neighbours and is acceptable. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would increase the number of bedrooms at the property from three to four. The Householder Development SPD states that 4+ bed properties should provide a maximum of three in curtilage car parking spaces. The proposal would accommodate an additional car parking space to the front of the property which would take the total level of parking at the property to two spaces. The proposed level of parking would comply with the Council's standards and is acceptable.

OTHER ISSUES

None.

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.

RECOMMENDATION:

That planning permission will be granted subject to the following condition(s):-

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

- 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) The development hereby permitted shall not be brought into use until the areas for the parking of vehicles shown on plan '1 A' received 8 July 2021 have been provided, constructed and surfaced in accordance with the plans hereby approved. The additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. These areas shall be retained at all times thereafter.

Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/06/2021	2	-	PROPOSED GROUND FLOOR PLAN AND LOCATION PLAN
08/07/2021	1	A	EXISTING GROUND FLOOR PLAN AND PROPOSED BLOCK PLAN
02/06/2021	5	-	PROPOSED ELEVATIONS

Informatives

Chloe Roberts

9 August 2021

Alan Kilroe
9 August 2021

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