

<u>APPLICATION NO:</u>	25/00099/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	9 Hedingham Close, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY ATTACHED FRONT GARAGE TOGETHER WITH THE CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM, ERECTION OF A FIRST FLOOR FRONT EXTENSION, ERECTION OF A PART SINGLE AND PART TWO STOREY REAR EXTENSION AND DEMOLITION OF EXISTING CONSERVATORY		

KNOWSLEY LOCAL PLAN POLICES MAP ALLOCATION:

Primarily Residential Area

Site Description

The application property relates to a site that is located at the end of a cul-de-sac on Hedingham Close, Halewood. The site is within an established residential area granted planning permission in the late 1990's.

The property is a detached 4-bedroom property with an attached double garage at the front of the dwelling which is linked to the dwelling by an annexe housing a study and W.C. It has associated hardstanding to the front and side of the garage and the host dwelling. A conservatory to the rear has been partly removed the dwarf wall still in-situ. There is a detached prefabricated workshop within the rear sited along the rear boundary. The site is secured to the side and rear boundaries by timber fencing and trellis.

The application site is bounded to the rear by an area of greenspace which has a watercourse, Woodend Brook (main river) and further beyond the greenspace is Cartbridge Lane and agricultural land.

The site is flanked to the east by a detached dwelling (No. 10). Other detached properties are located on the opposite side of the Close. There is a public footpath running adjacent to the southwestern boundary which runs from Hever Drive to Cartbridge Lane and forms a link through to Court Farm Woods. The footpath separates the housing estate on which the application site is located and an adjacent residential estate.

Proposal

The application seeks consent for the erection of a single storey garage to the front of the property together with the conversion of the existing garage to living accommodation with first floor extension above and changes to a single storey

annexe linking the garage to the dwelling from study and WC to shower room and corridor with first floor extension above. In addition, it is proposed to erect a part single storey and part two-storey extension at the rear of the dwelling. A conservatory to the rear has been partly removed from the rear of the property.

The proposed attached garage would sit alongside the existing double garage. It would have dimensions of 5.85 m by 5.45 m and internal dimensions of 5.56m by 4.85m. It would have a Dutch Barn hipped roof attaining a maximum height of 4.60m.

The conversion of the existing attached garage would involve the change of the use from a garage to a recreation / study room. The existing garage doors would be replaced by 2 no. uPVC windows. The existing garage door openings would be bricked up using salvaged bricks to form the window openings. The existing annexe linking the existing garage to the house would be altered internally to provide a shower room and corridor.

The first floor extension above the existing garage and annexe would provide accommodation comprising a bedroom and dressing room with an en-suite bathroom. It would have maximum dimensions of 7.96m by 5.5m. It would attain a maximum height of 7.13m which would be approx. 2.56 m higher than the existing garage. The main roof of this part of the development would sit 340mm higher than the connecting element which would be hipped into the roof of the host dwelling.

The rear extension would comprise a ground floor open plan kitchen, dining and lounge that would project 4m out from the rear of the host dwelling and extend across the whole width of the host dwelling by 10.55 m across. The ground floor would have a flat roof incorporating 3 no. flat skylights and would attain a maximum height of 3.12m (including skylights). The first floor element would sit above and would project 2m out from the rear elevation of the host dwelling and as per the ground floor would extend across the whole of the rear elevation. It would extend two existing bedrooms.

Consultations

Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 6 neighbours. It has also been advertised by Site Notice

There has been one email of objection, the email is accompanied by a number of screenshots and attachments. The representations are summarised as follows:-

- a) Have been trying to log onto the portal to make a comment about the proposed planning for a rather large extension next door which isn't same post code or road name but directly next to us with a short path.
- b) *Google Maps Showed Wrong Property*
 - Looked on Google Maps, property wasn't number 9 next door.
 - Google Maps aerial is numbered wrong [screenshots submitted showing

- another property as 9 Hedingham Close]
 - Would have raised views and concerns much earlier if were correctly informed.
- c) *Scale of Development*
- Size of proposed extension, especially as it is a double story [sic].
 - Chose to live here due to the privacy barley [sic] over looked and love the openness,
- d) *Loss of Privacy*
- Worried about the privacy side.
 - Are any windows going into the new 2 story [sic] down the side or back but would hope that maybe they could be frosted to ensure privacy.
 - This is something that was agreed in the properly opposite this one that has done a similar large scale extension.
- e) *Loss of light*
- Would create much more up built property so will affect our light too at the front of our property.
- f) Our children play here too as well as having nice trees.
- g) Large extension for small family is it being submitted to redesign the house with the purpose to just sell it. Which then create a large house. Larger family and more noise.

The issue raised at point a) and b) relating to the information available on Google Maps above are not material planning considerations.

The point raised at g) is not considered to be a material planning consideration, the application has been considered on its merit as outlined below in this report.

Planning History

APP. NO:	94/00738/APP
PROPOSAL:	PROPOSED RESIDENTIAL DEVELOPMENT, PUBLIC OPEN SPACE AND CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS
DECISION:	Granted
DECISION DATE:	16 March 1995
APP. NO:	96/00087/APP
PROPOSAL:	VARIATION OF CONDITION 9 OF OUTLINE PLANNING PERMISSION (APP/94/00738) WHICH RESTRICTS SITE ACCESS FROM GREENSBIDGE LANE ONLY, SO AS TO PERMIT ADDITIONAL ACCESS FROM CARTBRIDGE LANE
DECISION:	GRANTED
DECISION DATE:	19 April 1996
APP. NO:	97/00675/APP
PROPOSAL:	APPLICATION FOR APPROVAL OF RESERVED MATTERS: ERECTION OF 40 NO. FOUR BEDROOMED DETACHED

DWELLINGS WITH ASSOCIATED GARAGES AND
CONSTRUCTION OF NEW ACCESS

DECISION: Granted
DECISION DATE: 9 February 1998

APP. NO: 06/00667/KMBC1
PROPOSAL: CHANGE OF USE OF AMENITY LAND TO GARDEN
EXTENSIONS – LAND TO REAR OF 9-17 HEDINGHAM
CLOSE & 5-6 TILSTOCK CLOSE, HALEWOOD

DECISION: Granted
DECISION DATE: 6 October 2006
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.

NATIONAL PLANNING POLICY FRAMEWORK

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

DQ4 - Trees and Development

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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 UDP Policy H5 provides the Council's guidance on development within Primary Residential Areas and should be considered when determining a development's potential impact on neighbouring occupiers and the local street scene. The Council's general approach to planning applications for domestic extensions and other "householder" proposals is set out in Saved UDP Policy H8.

Policy CS2 in the Core Strategy requires new development to amongst other things, *'promote good quality design and ensuring that development respects its setting taking account relevant design requirements, and best practice.'* Policy CS19 is of particular importance with all householder development proposals being expected to demonstrate a high standard of sustainable design that can contribute towards and sustain the local distinctiveness of the Borough.

The Council's Householder Development SPD is also a material planning consideration.

Layout

Rear Boundary

The property has a rear garden and sufficient amenity space would be retained at the rear. The two-storey extension would exceed the 7 m distance between the 2-storey extension and the rear boundary as set out in the Householder SPD.

Waste Management

Access to the rear of the site would be retained.

Parking

The application proposes the erection of a garage and there would be existing hardstanding to the front of the garage and house. Parking needs are discussed in the Highways section below.

Design

The new garage would have a new sectional type double garage door coloured light grey opening to the front elevation facing onto Hedingham Close. A new uPVC exterior door would be inserted within the rear elevation. No windows or openings are proposed within the side elevation facing onto the plot of No. 8 Hedingham Close. It would have a duo-pitched roof with Dutch Barn hip.

The first floor extension over the existing garage and annexe would have duo-pitch roof including Dutch barn hip detail at the gable end. The converted garage at ground floor would have 2 no. new windows to the front elevation. The first floor would have 3 no. windows facing onto the Close and an obscure glazed en-suite window to the rear elevation facing Abingdon Grove. No openings are proposed to the side

elevation facing No. 8 Hedingham Close.

A new full height window is proposed to replace a door opening within the ground floor rear elevation of the existing garage. An obscure glazed first floor window is proposed within the existing gable elevation facing Abingdon Grove.

The rear single storey extension would have a GRP flat roof system with skylight. It would incorporate sliding doors on the rear elevation. The proposed upper storey would have duo-pitched peak roofs with Dutch barn hip detail at the gables. Three windows would be inserted at first floor level to the rear elevation. No openings are proposed within the side elevations of the rear extension.

Scale

The Householder SPD requires development to be appropriate in scale to the dwelling. Having regard to the siting; the position within the street and juxtaposition with other dwellings and in particular a similar development opposite, the extension would not appear overly dominant and the overall scale and design is acceptable in this location and would have a detrimental impact on the character of the streetscene.

Roof Design

The Dutch Barn style of the roofs of the proposed development would echo the style and character of the host dwelling and are acceptable.

Fenestration and Materials

The proposed window and door openings across the development are considered to be of acceptable layout and design.

In terms of materials, the host property is currently constructed in facing brick work with cream render and mock Tudor timber at the front first floor elevation. It is proposed that materials on the host property would be altered to involve - Marley Modern slate grey tiles; new black guttering and rainwater goods; mock Tudor timber boards to the upper floor removed and rendered (K Rend – white); windows replaced with pebble grey uPVC casement windows.

It is proposed that the finished materials of the development would comprise - matching facing brickwork except for the upper half of the front and side elevations of first floor extensions over the former garage and annexe with K Rend render system finish ; Marley Modern interlocking concrete roof tiles colour slate grey. The roof to the ground rear extension which would be a floor flat roof would include a GRP system covering with soffits and uPVC system perimeter edges coloured black.

Streetscene

The appearance would be of acceptable design having regard to the surrounding streetscape and as such, would not harm the character and appearance of the host property or the streetscene.

Conclusion on Layout and Design

Overall, the development is of suitable scale and design that would not detract from the character of the original dwelling. Taking into account the above the proposal complies with Saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Core Strategy and the Householder

Highways Considerations

The proposed development would retain 4 no. bedrooms. The Council's Ensuring a Choice of Travel SPD requires the provision of a maximum of 3 no. in-curtilage parking spaces to serve the proposal.

The Householder Development SPD stipulates that a usable garage should have minimum internal dimensions of 5.5 m x 2.75 m for a single garage. The proposed garage would have internal dimensions of 5.56m wide by 4.85m deep and fails to be deep enough to sufficiently provide parking for vehicles. However, there is an existing hardstanding fronting the proposed garage and the host property which could accommodate 3 no. parking spaces.

Having regard to the above, the proposal does not raise any concerns relating to parking provision or highway safety. The proposal complies with Saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Core Strategy and the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No.10 Hedingham Close

No. 10 is the adjacent detached two-storey property. This property has a conservatory to the rear and there is existing timber panel fencing along the common side boundary.

The ground floor extension would be set off the common boundary by 1.76 m and would not exceed the 4 m projection from the rear limitation set out in the Householder SPD.

At 1.76 m off the boundary and with a 2m projection, the first floor rear extension would not exceed the 3 metres normally considered acceptable as specified in the SPD.

The front extensions would be sited at a right-angle to the front of No. 10 projecting 10.90m forward of the front elevation of the neighbouring property with the first floor element projecting approx. 5m forward of the front elevation of No. 10.

The nearest windows in the neighbour's front elevation comprised a ground floor bay window with a first floor window above. The proposed front extension would be sited approx. 8 m off the common boundary and it would not cross a 45 degree line from the mid-point of that neighbour's windows.

Overall, the extensions to the host dwelling would be within acceptable limitations to ensure that there would be no significant detrimental impacts on the residential amenity of this neighbouring property.

No. 8 Hedingham Close

No. 8 sits opposite the host dwelling and is of a similar detached house type built with

an attached garage forward of the front elevation. However, this property has been extended in a similar way to that proposed with permission being granted for the first floor extension above the original double garage (Ref: 00.00283/FUL) with conversion of the garage and erection of a double garage following later (Ref; 01/00308/FUL).

Both this property and the host dwelling are set at the head of the close. The proposed front extension would not project forward of this neighbour's extended front annexe. It is considered that the proposal would not have any detrimental impacts on this neighbour.

No. 6 Abingdon Grove

No 6 Abingdon Grove is located on an adjacent housing development. It is separated from the application site by a public footpath which is approx. 4.5 m wide and which runs parallel with the side boundaries of this property and the host dwelling. No. 6 is sited at the end of the turning head of Abingdon Grove and is set forward of the main part of the host property. It has a detached garage within the front of the curtilage, sited close to the boundary with the footpath.

The proposed front extensions would not breach a 45 degree line from the nearest window of this property. The first floor extension at the front of the dwelling would be sited to the northeast of the front of No. 6 Abingdon Grove and therefore there is potential that there would be some loss of light to the front of the plot in the mornings. It is however noted that there is an existing tree within the footpath which would currently contribute to some loss of light to the front of this neighbouring dwelling.

As this property is set forward of the host property the ground floor rear extension would be approx. 6 m beyond the rear elevation and the first floor approx. 3.85 m. However, the rear extension would be set approx. 6.6 m from the side boundary of No. 6 Abingdon Grove and it would not breach a 45 degree line from the mid-point of their nearest window.

It is proposed to insert new openings within the rear elevation facing No. 6 Abingdon Grove which would comprise:

- Ground floor door within new garage;
- New ground floor full height window replacing door opening in existing garage (to be converted);
- First floor obscure glazed en-suite window within extension; and
- New obscure glazed first floor window within the existing gable elevation.

Having regard to the juxtaposition of the host property and this neighbour and that the development would not breach a 45 degree line at the front and rear; and first floor windows facing the No. 6 Abingdon Grove would be obscure glazed (which can be secured by condition if planning permission is granted), it is considered that the amenity of this property would be protected from overlooking; loss of privacy and there would be no significant detrimental impacts resulting from overshadowing nor would the development appear overbearing.

Rear of Site

There are no properties to the rear and therefore there are no other interface issues.

Conclusion on Residential Amenity

There has been an objection raised from a nearby resident on the grounds that there

may be loss of light and loss of privacy due to the erection of the extensions. Having regard to the juxtaposition of the surrounding properties; that the development would not breach a 45 degree line from neighbouring properties; and that windows within the rear elevation would be obscure glazed at first floor level which can be secured by condition if planning permission is granted, it is considered that the amenity of nearby properties would be protected from overlooking; loss of privacy and impacts from overshadowing.

In terms of the scale, given the surrounding development and the street scene, it is considered that the proposal would be within acceptable limitations ensuring that the proposal would not appear overbearing or unduly dominant to the occupiers of adjacent properties.

Taking into account the above the application complies with Saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Core Strategy and the Householder Development SPD.

Trees

There is an existing tree located within the footpath adjacent to the side boundary of the host property. The tree would be located in close proximity to the first floor extension above the garage.

There may be a need for works to the tree to facilitate the development and this would be the applicant's responsibility to ensure that any works are carried out are with the consent of the owner, thought to be Knowsley Metropolitan Borough Council. Any planning permission if granted would be subject to an informative advising the applicant of this.

Conclusion

The proposal is acceptable in terms of scale and design and would not have a detrimental impact on the character or visual amenity of the host dwelling or the streetscene.

It is considered that the development would not have unacceptable detrimental impacts on the residential amenity of the neighbouring properties. Adequate parking would serve the development and there are no highways or parking issues raised.

The proposal therefore complies with the NPPF, Saved Policies H5 and H8 and Policies CS2 and CS19 of the Core Strategy the Householder SPD and the Ensuring a Choice of Travel SPD. It is therefore recommended that planning permission is granted subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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) Notwithstanding the proposed garage hereby permitted a minimum of 3 no. usable vehicular parking spaces within the site curtilage shall be retained on the site to serve the approved development and shall thereafter be retained for the parking of vehicles and for no other purpose.

Reason: To ensure that adequate off-street parking is provided in the interests of highway safety and in accordance with the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2026, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016; The Ensuring a Choice of Travel SPD (2010) and the Householder Development SPD (2016).

- 5) Notwithstanding the details on the approved plans, all windows within the first floor of the elevation as annotated "Gable Elevation as Proposed" on Drawing No. 9HC/06 dated Jan 2025 and received 14 February 2025 hereby permitted shall be glazed in obscure glass to a level equivalent to Pilkington Level 3 or above (or nearest equivalent standard). The windows shall be retained as such thereafter.

Reason: To safeguard against overlooking and loss of privacy of neighbouring properties in the interests of the amenity of the occupiers of neighbouring properties and to comply with the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/02/2025	9HC/03	-	GROUND FLOOR PLAN AS PROPOSED

14/02/2025	9HC/04	-	FIRST FLOOR PLAN AS PROPOSED
14/02/2025	9HC/05	-	FRONT AND GABLE ELEVATIONS AS PROPOSED
14/02/2025	9HC/06	-	REAR AND GABLE ELEVATIONS AS PROPOSED
14/02/2025	9HC/07	-	SECTIONS AS PROPOSED
14/02/2025	9HC/SP01	-	LOCATION PLAN
14/02/2025	9HC/SP02	-	SITE PLAN

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **Jo Sheridan**

Date: **08/05/2025**

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

Contd...

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

² 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

3 **Works to Adjacent Tree**

This permission does not confer any permission for any works to the tree within the footpath adjacent to the application site to facilitate the development hereby permitted which will require consent from the owner of the tree / footpath.