

<u>APPLICATION NO:</u>	23/00059/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	14 Chevasse Walk, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION		

Site Description

The application property is located at 14 Chevasse Walk, Halewood and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application property is a detached dwelling and is multi brick built on its front, side and rear elevations, along with black UPVC on the windows and doors and interlocking, brown roof tiles. The property features a canopy roof that serves the side elevation as well as serving the ground floor front elevation and adjoins the front and side elevation with the canopy roof.

Proposal

The application seeks permission for the erection of a single storey rear and side extension from the north-west side elevation of the property. The proposed development would be served by a flat roof with a small overhanging canopy.

The rear projection of the proposed development would be 2.5m from the original rear elevation of the dwelling. This would have a total width of 8.08m. The side projection would be included in this and the projection out from the side elevation of the original dwelling would be 2.74m. The projection from the north-west side elevation into the rear of the application site would be 4.51m, as this section of the dwelling is set in, in contrast to the rest of the rear elevation. The proposed development would result in a side and rear extension which spans the rear of the property from one side elevation to another and would create a rear elevation, which sits flush.

The roof would have a height of 2.85m and would also contain large patio doors and two roof lights.

Consultations

Halewood Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

APP. NO: 23/00038/PDE
PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION
DECISION: WITHDRAWN
DECISION DATE: 7 February 2023

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 rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

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 existing dwelling is brick facing with black UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and would have a flat roof. Although the roof design presents a departure from the Householder Development SPD, it is to the rear of the application site on the ground floor elevation, and it is considered that it would not have a detrimental impact on the street scene. The application property has a tall brick boundary wall at the rear curtilage that would screen the majority of the proposed development from any highway users on Halewood Road adjacent to the boundary wall. The choice of design regarding the roof would be an appropriate choice for the purpose of a domestic extension and given where it is sited, as it would be enjoyed in the private rear garden and would not be readily visible to highway users. The proposed development would also be constructed from materials which are in keeping with the application site, in particular the black timber cladding, which is also as existing, to reflect the black timber detailing on the front elevation of the original dwellinghouse. The extension is therefore considered to have an acceptable design and would be 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. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The majority of the rear extension's projection is 2.5m, the side and rear wraparound element has a slightly longer length, but this is to bring the side elevation out to sit flush with the 2.5m projection from the original, main rear elevation of the application property. The prominent rear projection is under the 4m parameter outlined in the Householder Development SPD. The proposed development is in accord with the Householder

Development SPD and would not have a detrimental impact on the amenities of the local area.

12 Chavesse Walk

No.12 is situated adjacent, north-west from the application site. No.12 benefits from a rear extension and the main, original front and rear building lines of no.12 sit in line with the application site. No.12's rear extension projects out from the original, rear building line by approximately 3.5m. The proposed development would not project further past the rear elevation of no.12's rear extension and would not be readily visible to the occupants of no.12 or have any capability of surpassing the 45-degree rule. Therefore, it is considered that the proposed development would not have a significant impact on the amenity or privacy to the occupants of no.12.

16 Chavesse Walk

No.16 is the other, adjacent dwelling to the application site. No.16 has a balanced and reflective arrangement to the application site concerning the side projection of the dwelling and the canopy roof that serves that as well as the ground floor front elevation. The front and rear building lines of no.16 sit in line with the application property. The proposed development would project 2.5m from the rear of the application site and it is considered therefore, that the proposed development would not significantly harm the amenities or privacy of the occupants of no.16.

Highways

The property currently has the space for up to 2 off street parking spaces which would not be affected by the proposed development. As such, the proposed development would not result in 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
03/02/2023	21011-BGA-OG-DR-A-PLAN-1001	-	EXISTING AND PROPOSED FLOOR PLANS
03/02/2023	21011-BGA-ZZ-DR-A-ZZZZ-2001	-	EXISTING AND PROPOSED ELEVATIONS
03/02/2023	21011-BGA-ZZ-DR-A-PLAN-0001	-	LOCATION PLAN
03/02/2023	21011-BGA-ZZ-DR-A-ZZZZ-2002	-	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

6 March 2023

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

Appendix 1 – Site Photographs











