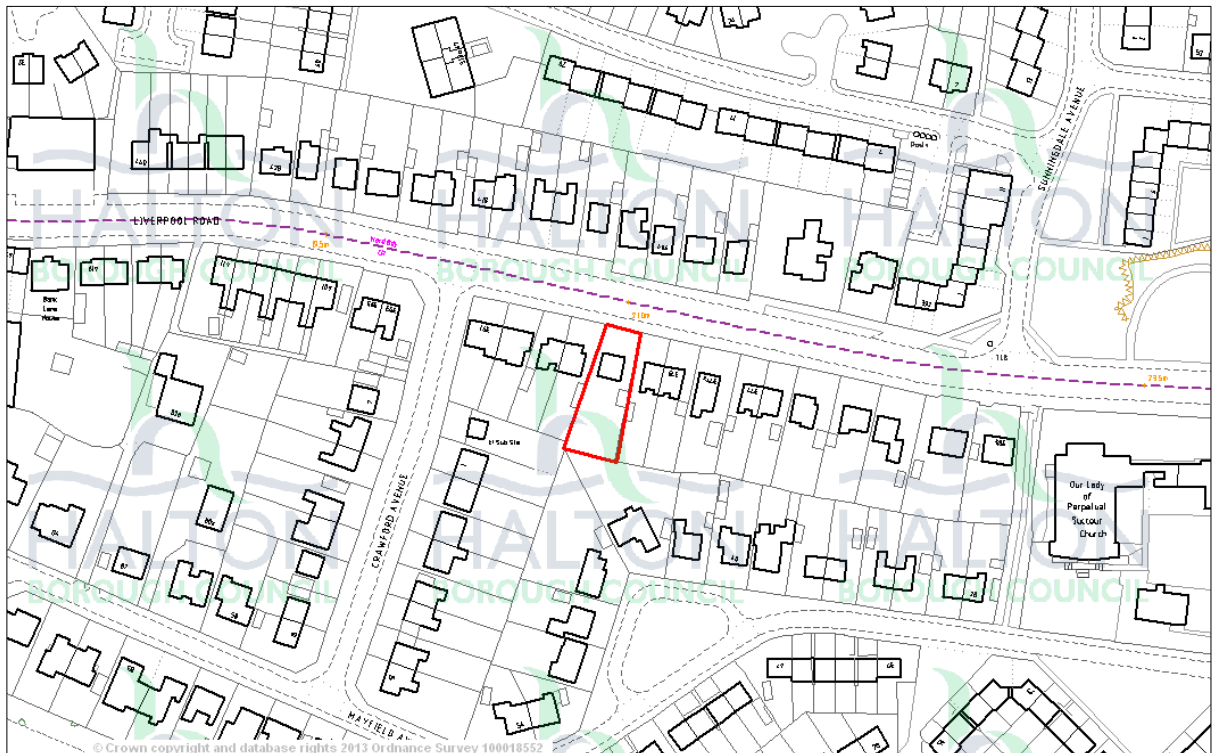


APPLICATION NO:	13/00122/FUL
LOCATION:	383 Liverpool Road, Widnes
PROPOSAL:	Proposed rear first floor extension over existing extension
WARD:	Ditton
PARISH:	
CASE OFFICER:	Andrew Evans
AGENT(S) / APPLICANT(S):	Ken King / Paul Nolan
DEVELOPMENT PLAN ALLOCATION:	National Planning Policy Framework (2012) North West Plan: Regional Spatial Strategy for the North West (2008) Halton Unitary Development Plan (2005) Halton Core Strategy (2012) SPD – Household Extensions
DEPARTURE REPRESENTATIONS:	NO 1
KEY ISSUES:	Design/Scale/Mass Interface distances Overlooking/Overshadowing
RECOMMENDATION:	Approval
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The application site is a detached residential property, 383 Liverpool Road, Widnes. The application site is designated as housing in the Halton UDP land allocations map.

1.2 Planning History

There is a single entry on the planning history, a planning approval for a single storey rear extension and replacement of an existing detached garage Ref:01/00043/FUL which was implemented.

1.3 Surrounding Area

This is an established residential area with a mix of housing types. The application property is a detached residence, sharing both side boundaries with semi-detached properties. The rear boundary is shared with detached property located off Mayfield Avenue. All immediate surrounding land uses are designated as residential in the Halton UDP land allocations map.

1.4 Background

This application proposes a modern extension of modest size that complies with planning policy. The reason for it being brought before the Planning Committee is that the Applicant is an elected member for the Council.

2. **THE APPLICATION**

2.1 Documentation

The Applicant's representing agent has submitted a planning application form and complete set of plans.

3. **POLICY CONTEXT**

3.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh

the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

3.2 Regional Spatial Strategy (RSS)

There are no considerations generated as a result of regional policy.

3.3 Halton Unitary Development Plan (UDP) (2005)

- *Policy H6*
- *Policy BE1*
- *Policy BE2*

The primary planning policy for the determination of this planning application is policy H6 'House Extensions' of the Halton UDP.

This proposal comprises of a first floor rear extension over an existing ground floor rear extension. Its purpose is to generate an additional bedroom for the property.

3.4 Halton Core Strategy (2012)

There are no considerations generated as a result of the Core Strategy

3.5 Household Extensions SPD

Policy H6 is supported by the Halton Supplementary Planning Document 'House Extensions' (the SPD). This document sets out further guidance as to the design, scale and appearance of residential extensions. This is outlined below.

4. CONSULTATIONS

4.1 Highways

The Council's Highways section were consulted as part of the applications consultation exercise. They have not raised any objection, commenting that there was a sufficient supply of off street car parking at the property.

5. REPRESENTATIONS

One comment has been received in response to the public consultation exercise in the form of an objection. The objection has come from the property 385 Liverpool Road. A copy of the representation is on file. It raises the following objections:

- From an aesthetic point of view the replacement of sky by a brick wall is a dismal and depressing prospect.
- The proposed extension will restrict sunlight through a kitchen window

6. ASSESSMENT

6.1 Principle of Use

The application property sits slightly further forward than its neighbours, though its existing ground floor extension results in the property extending beyond either neighbours rear projection building line.

The proposal is for a first floor rear extension above the existing ground floor extension. The SPD sets out guidance for assessing the impact a two storey extension has upon its neighbouring properties.

The proposal is for a 3m rear first floor extensions. Paragraph 6.3 of page 9 of the SPD provides the principals to apply; a 3m projection as first floor requires a 2 metre distance between the extension and the adjoining neighbour. The distance between the extension and the neighbours 381 and 385 Liverpool road is 6.9 and 4.9 metres respectively. Therefore the distances required by the SPD have been met and the proposal is considered compliant with the SPD.

The rear elevation of the property interfaces with a property some 74m away, therefore there is no level of intrusion due to the projection of the rear extension.

The only remaining consideration is feature of a Juliet balcony. This style of balcony does not cause concern with regard to overlooking due to the design and distance to neighbouring properties.

The proposed building materials have been put forward in the detail of the planning application form; the extension is to be built from facing brick to match the existing ground floor extension.

It is considered that the proposal does create an overbearing appearance within its plot and meets the requirements set by the SPD; in so doing does not pose a level of demonstrable harm what would justify a refusal.

7. CONCLUSIONS

The scheme is of a high quality design and complies with the design criteria of the Supplementary Planning Document 'House Extensions'.

8. RECOMMENDATIONS

Approval subjection to conditions

9. CONDITIONS

1. Standard 3 year expiry
2. Materials to match existing -BE1

10. SUSTAINABILITY STATEMENT

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

In addition, one of the statutory instruments¹ introduces a requirement for local planning authorities, from 1 December 2012, to include a statement on every decision letter stating how they have worked with the applicant in a positive and proactive way, in line with the NPPF³. We envisage that in the majority of cases it will be sufficient for the authority to include a simple statement, confirming that they have implemented the requirement in the NPPF.