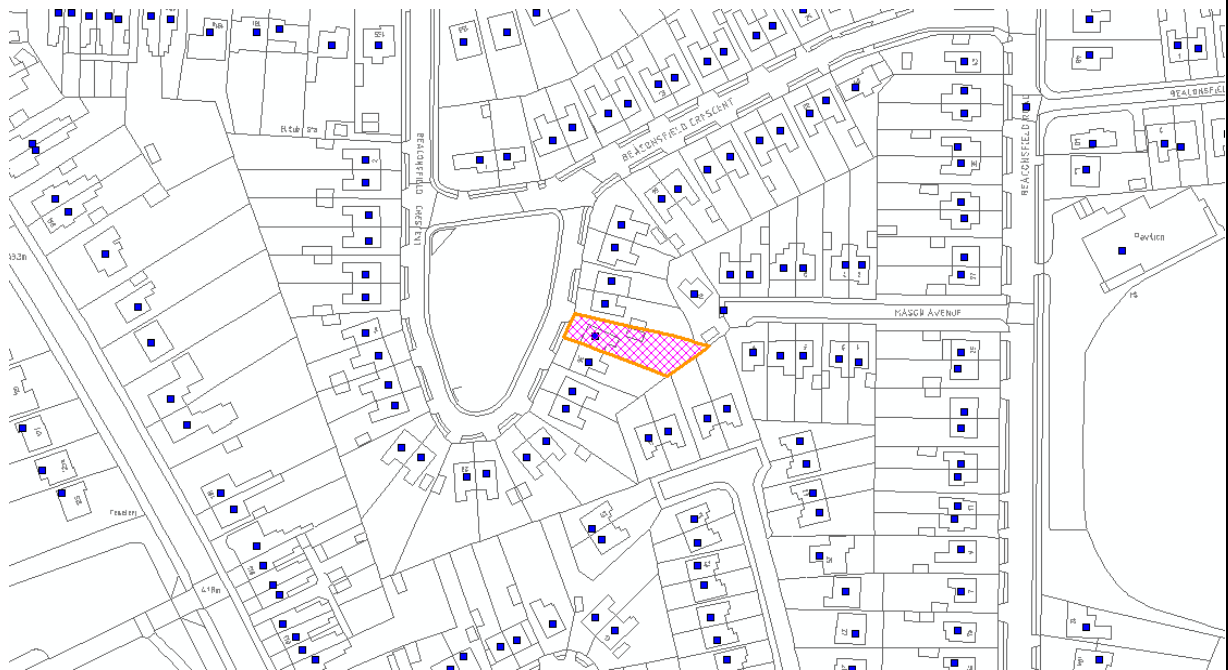


APPLICATION NO:	15/00175/FUL
LOCATION:	40 Beaconsfield Crescent, Widnes
PROPOSAL:	Proposed single storey rear/side extension and pitched roof over existing garage (reduced in length to accommodate extension)
WARD:	Farnworth
PARISH:	None
CASE OFFICER:	Adam Brennan
AGENT(S) / APPLICANT(S):	Glen Henry 40 Beaconsfield Crescent Widnes Cheshire WA8 9HP
DEVELOPMENT PLAN ALLOCATION:	Halton Unitary Development Plan (2005) National Planning Policy Framework (2012) House Extensions SPD (2007)
DEPARTURE REPRESENTATIONS:	No objections
KEY ISSUES:	Impact on neighbours Access to rear
RECOMMENDATION:	Approve

SITE MAP



1. APPLICATION SITE

1.1 The Site

The application site relates to a semi-detached dwelling on Beaconsfield Crescent in the Farnworth area of Widnes. The dwelling is located in the middle of a row of semis within a large cul-de-sac (see location plan). The application proposes the demolition of an existing small extension and the erection of a wider extension, which wraps around to the side, in its place. Both immediate neighbours have extended to the rear.

2. THE APPLICATION

2.1 The Proposal

The application proposes the demolition of an existing small extension and the erection of a wider extension, which wraps around to the side, in its place. Both immediate neighbours have extended to the rear. The existing detached garage is to be part demolished to accommodate the extension.

2.2 Documentation

The application has been submitted with the requisite planning application form, a complete set of plans and supporting information.

2.3 History

No relevant planning history.

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 Halton Core Strategy (2012)

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

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.

3.4 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

There have been no representations received for this application.

6. ASSESSMENT

6.1 Policy - Single Storey Rear Extension

Part 6 of the House Extensions Supplementary Planning Document, which relates to rear extensions states that:

- An extension will not normally be allowed if it projects more than a 45 degree line from the middle of the nearest affected neighbouring window or exceeds a maximum of 4 metres.
- To comply with the 45-degree code, extensions should be designed so as not to cross the 45-degree line from the neighbours nearest habitable room (living, dining, conservatory or bedroom) window. The 45-degree line shall be drawn in the horizontal plane, and taken from the middle of the neighbour's window. The line will show the maximum width and / or depth that a proposed extension can build up to avoiding obstruction from light or views.

- The council when assessing single storey rear extension will consider the impact on the neighbouring property and take into account differences in land levels.
- The council will also take into consideration the height of a proposed extension when assessing an application.

Due to the extensions at neighbouring properties, the 45 degree rule is complied with. The projection of 4.6m is deemed to be acceptable as the impact on neighbours is minimal. The height is deemed to have minimal impact on the neighbouring property and harmonises well with the existing property. The extensions siting is deemed acceptable.

The side element does not compromise parking or access due to its minimal projection from the side elevation. The side element is not deemed to detrimentally impact on number 42. There are no issues with the proposed extension, as it complies with the guidance set out in the SPD.

6.2 Design in relation to existing dwellings

The proposed extensions are deemed to be of a size, which is acceptable to the application property. The materials to be used will need to match or closely harmonise with the existing in terms of colour. This can be secured by a condition. The design of the extension is complementary to the existing, and is not deemed to detract from the original character of the house. The design of the extension is deemed to complement the existing dwelling and deemed acceptable.

6.3 Amenity of neighbours

Given the location of the proposed extension in relation to neighbouring properties, it is considered that light would not be significantly restricted to the detriment of residential amenity. In terms of privacy, the rear extension would have ground level windows in the elevation, facing out into the rear garden. The proposed windows on ground floor level are not deemed to impact the privacy of surrounding residents. It is considered that the extension would not significantly compromise privacy to the detriment of residential amenity.

The extensions at neighbouring properties significantly reduce the impact of this proposal on neighbouring properties. There have been no neighbour objections to the proposal.

6.4 Summary and Conclusion

In summary, the proposed extension does not have a detrimental effect on the character and appearance of the original house or the streetscene, as it is set away towards the rear of the property. It is deemed that the design is of good quality and the extension does not compromise residential amenity due to its siting in relation to neighbouring properties. Therefore, the proposal is deemed acceptable.

7. RECOMMENDATIONS

Grant planning permission subject to conditions.

8. CONDITIONS

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

9. 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.3) Order 2015; and

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.