

<b>APPLICATION NO:</b>	22/00407/FUL
<b>LOCATION:</b>	7 Cheltenham Crescent, Runcorn, WA7 4YT
<b>PROPOSAL:</b>	Proposed single storey side extension
<b>WARD:</b>	Beechwood & Heath
<b>PARISH:</b>	None
<b>AGENT(S)/APPLICANT(S):</b>	Pro-TECH Architecture Ltd / Mr. Gareth Stockton
<b>DEVELOPMENT PLAN:</b>	National Planning Policy Framework (2021) Delivery and Allocations Local Plan ('DALP') (March 2022). House Extensions Supplementary Planning Document (2007)
<b>DEPARTURE:</b>	No
<b>REPRESENTATIONS:</b>	None
<b>KEY ISSUES:</b>	Appearance, amenity impact on neighbours and parking
<b>RECOMMENDATION:</b>	Approve subject to conditions
<b>SITE MAP:</b>	

## 1. APPLICATION SITE

### 1.1 The Site

The application site relates to a two storey, semi-detached dwelling located on Cheltenham Crescent in the Beechwood & Heath Ward of Runcorn. The application proposes the erection of a single storey side extension.

## **2. THE APPLICATION**

### 2.1 The Proposal

The application seeks permission to erect a single storey side extension.

### 2.2 Documentation

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

### 2.3 History

No relevant planning history.

## **3. POLICY CONTEXT**

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

### 3.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in July 2021 to set out the Government's planning policies for England and how these should be applied.

### 3.2 Halton Delivery and Allocations Local Plan

The following policies contained within the Halton Delivery and Allocations Local Plan are of relevance:

- GR1 Design of Development;
- GR2 Amenity;
- C2 Parking Standards;
- RD3 Dwelling Alterations, Extensions, Conversions and Replacement Dwellings.

### 3.3 House Extensions Supplementary Planning Document

Policy RD3 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.

### 3.4 Equality Duty

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development that justify the refusal of planning permission.

### 3.5 Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a persons rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

## **4. CONSULTATIONS**

None

## **5. REPRESENTATIONS**

There have been no representations received for this application.

## **6. ASSESSMENT**

### 6.1 Policy – Single Storey Side Extension

The proposed single storey side extension would project 2.24m from the gable elevation of the original dwelling and would measure 4.07m in length. The extension would sit flush with the front elevation of the original dwelling and would be positioned in front of an existing single storey side extension which appears to have been constructed in 1983 according to

Building Control records. The proposed single storey side extension would host a pitched gable roof structure with a maximum height of 3.68m and would measure 2.74m to the eaves.

Householder permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Part 1 of Schedule 2 to the Order sets out the permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

The application property benefits from full, unrestricted, permitted development rights.

Under the permitted development rights order, the applicant could construct the single storey side extension given the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwelling house and would not exceed 4 metres in height and would not have a width greater than half the width of the original dwellinghouse. However as the proposed extension would be built abutting the shared boundary with neighbouring property No.9 Cheltenham Crescent, there would be an encroachment of the foundations and guttering onto land that does not belong to the applicant. The correct Certificate of Ownership has been signed (Certificate B) and the appropriate consultation has been undertaken, however because of this, planning permission is therefore required.

## 6.2 Design in relation to existing dwellings

The proposed development would be prominently visible from the street scene and as such, the design and appearance of the proposed extension is given significant importance.

The proposed extension is considered to be of a size and scale which is acceptable to the application property. The materials to be used will need to match or closely harmonise with the existing dwelling in terms of colour. This can be secured by way of planning condition attached to any subsequent planning approval. The design of the extension is complementary to the existing property and is not deemed to detract from the original character of the house. The design of the proposed development is considered to complement the existing dwelling and is therefore deemed acceptable.

### 6.3 Amenity of neighbours

The proposed single storey side extension would include a single window on the front elevation of the extension, which would serve a study. The proposed extension would maintain the existing interfacing distances between the application dwelling and the adjacent facing neighbouring properties which is considered to be acceptable. There are no windows proposed to the gable elevation of the extension. In addition to this, there are no windows on the gable elevation of neighbouring property No.9 Cheltenham Crescent. It is considered that light would not be significantly restricted to the detriment of residential amenity and given the location of the proposed openings, the proposed extension would not compromise the levels of privacy enjoyed by surrounding neighbours. The proposed development would not result in a significant detrimental impact on the residential amenity enjoyed by any neighbouring properties and is considered to be acceptable.

### 6.4 Highway considerations

The proposed development would not result in an increase in the number of bedrooms within the application property and there is no change proposed to the existing parking provision for the application site. It is considered that there is sufficient off street parking within the application site curtilage in accordance with the Council's standards to support the proposed development.

### 6.5 Summary and Conclusion

In summary, the proposed extension would not have a detrimental effect on the character and appearance of the original house or the street scene given the design of the proposed development. 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. There is sufficient off street parking within the site curtilage to support the proposed development. The proposal is therefore deemed acceptable in compliance with Policies GR1, GR2, C2 and RD3 of the Halton Delivery and Allocations Local Plan.

## 7. **RECOMMENDATIONS**

Grant planning permission subject to conditions.

## 8. **CONDITIONS**

1. Standard 3 year expiry
2. In accordance with approved plans
3. Materials to match existing

## **9. BACKGROUND PAPERS**

The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972

## **10. SUSTAINABILITY STATEMENT**

As required by:

- The National Planning Policy Framework (2021);
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

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.