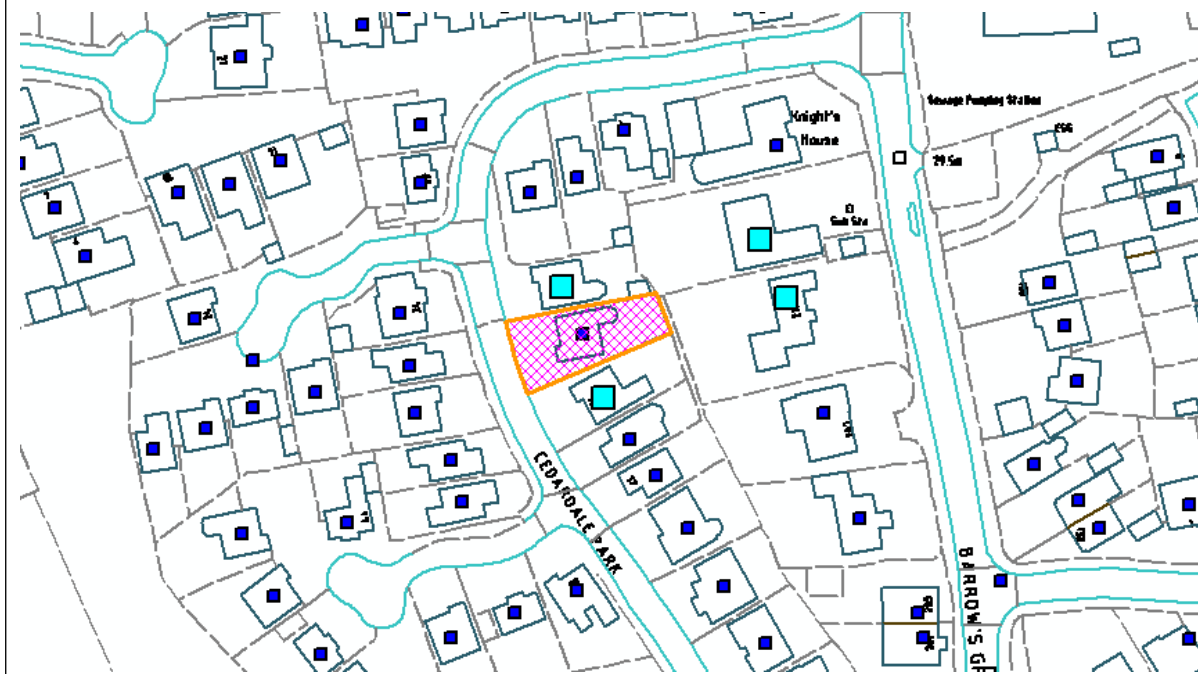


APPLICATION NO:	24/00016/FUL
LOCATION:	9 Cedardale Park
PROPOSAL:	Proposed demolition of conservatory, construction of single storey rear extension.
WARD:	None
PARISH:	Farnworth
APPLICANT:	Mr & Mrs K Teeling
AGENT:	Mr Emma Coulson
DEVELOPMENT PLAN:	ALLOCATIONS:
Halton Delivery and Allocations Local Plan (2022)	Primarily Residential Areas – RD5
Halton Core Strategy (2013)	
Joint Merseyside and Halton Waste Local Plan (2013)	
DEPARTURE	No
REPRESENTATIONS:	None
RECOMMENDATION:	Approve subject to conditions

SITE MAP



1. APPLICATION SITE

1.1 The Site

The property subject to this application is 9 Cedardale Park, Widnes, WA8 3JU.

This property is a detached dwelling and sits on an estate of houses of a similar size. The site is located within the Primarily Residential area on the Halton Delivery and Allocations Local Plan Policies Map.

The site does not contain any trees protected by a TPO. No trees will be removed as a result of this application.

1.2 Planning History

A planning history search has revealed that there are no previous extensions to this property.

2. THE APPLICATION

2.1 The Proposal

The applications seek planning permission for the proposed demolition of conservatory and construction of a single storey rear extension.

2.2 Documentation

The application is accompanied with plans and elevations.

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.

THE DEVELOPMENT PLAN

3.1 Halton Delivery and Allocations Local Plan 2022 (DALP)

The following policies are considered to be applicable:

- RD3 Dwelling Alterations, Extensions, Conversions and Replacement Dwellings;
- RD5 Primarily Residential Areas;
- GR1 Design of Development;
- GR2 Amenity.

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.24 National Planning Policy Framework

3.3 The last iteration of the National Planning Policy Framework (NPPF) was updated in 2023 and sets out the Government's planning policies for England and how these should be applied. Paragraph 47 states that planning law requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing. Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

3.4 National Planning Practice Guidance (NPPG)

Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities. The overall aim is to ensure the planning system allows land to be used for new homes and jobs, while protecting valuable natural and historic environments.

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 person's 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.

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.

4. CONSULTATIONS

No consultations were required for this application

5. REPRESENTATIONS

This application was publicised by 6 neighbour notification letters sent on 18/01/24. No representations were received from this publicity.

6. ASSESSMENT

General principles for all extensions are set out in section 3 of the House Extensions Supplementary Planning Document.

The house extensions SPD outlines the general principles for all householder extensions. The SPD outlines that extensions should relate closely to and harmonise with the existing building in its scale, proportions, materials and appearance. In particular, extensions should be subordinate to the original dwellinghouse, external materials should further closely match the existing dwelling and on prominent elevations, problems of bonding should be overcome by setting the extension back from the main wall of the dwelling.

The position of the dwelling within its plot will represent one of the most important considerations. In addition, the roof pitch of an extension should be pitched to match that of the existing dwelling - flat roofs are not normally accepted unless they are a feature of the original dwelling house and windows should match the design, proportions and size of the original dwelling.

Design in relation to existing dwellings

The house extensions SPD states that single-storey rear extensions will not normally be allowed if it projects more than a 45 degree line from the middle of the nearest effected middle window serving a habitable or if it exceeds 4 metres. While no explicit height limit is outlined within the SPD, the proposed height will further be taken into consideration by the LPA. In addition, any proposal will be assessed against the neighbouring dwelling and any potential impact.

The proposed extension will extend outwards by 2.5 metres and have a width of the whole house which is 8.5 metres, this will create a larger kitchen space and shower room. This is to replace the current conservatory. The extension will have an overall height of 3.4 metres and an eaves height of 2.5 metres, with the addition of 3 roof lights.

Based on the above, it is considered that this application complies with all the points set out in the SPD.

The proposed materials will match the existing dwellinghouse and in turn complies with Policy GR1 of the DALP. This will further be secured via planning condition.

The approach taken with regard to openings is considered to be acceptable.

Effect on the street scene and the character of the area

It is thought that the addition of this extension will respect the design of the existing properties and street scene, whilst not being detrimental to the appearance of the area. With this being a rear extension, there will be limited view of it from the street scene.

Residential Amenity

Given the location of the proposal in relation to neighbouring properties, it is considered that light would not be significantly restricted to the detriment of residential amenity. Given the location of the proposed openings in relation to neighbouring properties, it is considered that they would not significantly compromise privacy to the detriment of residential amenity and is compliant with Policy GR2 of the DALP.

Parking Provision

There will be no effect to parking provision following from this proposal.

Private Amenity Space

Sufficient private amenity space would still remain following the implementation of the proposed single storey rear extension to accord with the requirements set out in the Design of Residential Development Supplementary Planning Document.

7. CONCLUSIONS

Considering the above, the proposal complies with Policies RD3, CS(R)18, GR1 and GR2 of the Halton Delivery and Allocations Local Plan and the House Extensions Supplementary Planning Document and should be approved.

8. RECOMMENDATION

That this application is approved subject to the following conditions:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Development Plan set out below. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with planning applications in

accordance with Part 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015

2. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason :- In accordance with Section 91 (as amended) of the Town and Country Planning Act 1990.

3. Development should be carried out in accordance with the approved plans:

HA2354 01- Location Plan
HA2354 02- Existing Plans
HA2354 03- Proposed Plans

Reason: For the avoidance of doubt.

4. The external surfaces of the development hereby permitted shall be constructed in the materials that match, or closely harmonise with, the existing dwelling.

Reason :- To ensure that the development has a satisfactory appearance, in accordance with Policy GR1 of the Halton Delivery and Allocations Local Plan.

9. BACKGROUND PAPERS

- 9.1 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 (2019);
- 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.