

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00253/FUL

APPLICANT: M Colins

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF A FIRST FLOOR SIDE AND FRONT EXTENSION ABOVE
EXISTING SINGLE STOREY SIDE AND FRONT EXTENSION

LOCATION OF SITE: 6 Knowsley Park Lane, Prescot, Knowsley, L34 3NB

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

**SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED
JUNE 2006)**

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

ARTICLE 35

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.

PLANNING HISTORY

A previous application for the erection of a bedroom above the porch was approved (74/01036/HIST – approved 22/06/1979).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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lane prescot knowsley l34 3nb.doc

The application is for the erection of a first floor side and front extension above existing single storey side and front extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. In relation to the first floor side extension, the wall of the extension would be set back 1 metre from the main front wall due to the sloping nature of the roof, in accordance with Para 7.2 of the Householder SPD. The extension would therefore appear set back from the main dwelling, when viewed from the street scene. As a result, there would be no terracing effect. The extension would also have a pitched roof like the existing dwelling.

The extension would result in a large addition to the dwelling which in certain circumstances may not be considered appropriate, however, the surrounding properties do not have a uniform appearance and the neighbouring property has a large flat roof side extension. In this context, the proposed extensions are considered appropriate.

Therefore, overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 8, the only habitable room window that may be slightly impacted is the first floor front window of 8 close to the boundary. This window includes a side window element, however, this element is only a small proportion of the total window. Whilst the side of the window may experience some loss of light, there would still be sufficient light from the front to ensure adequate levels of light and outlook. Overall, there would be no harm to the amenity of 8 from the proposal.

The proposal would also not harm other neighbouring properties as these are located further away.

The proposal complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

PARKING

The driveway is around 13.5 metres long. Therefore, there is sufficient space to accommodate 3 parking spaces at the property.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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That Planning Permission 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/04/2022	1524-04	-	Proposed Elevations
26/04/2022	1523-01	-	Location Plan and Existing Plans
26/04/2022	1523-03	-	Proposed Plans

Informatives

N/A

Andrew Hunt
6 June 2022

Alan Kilroe
7 June 2022

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PS/DC/OP04/05	003	23/9/02

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