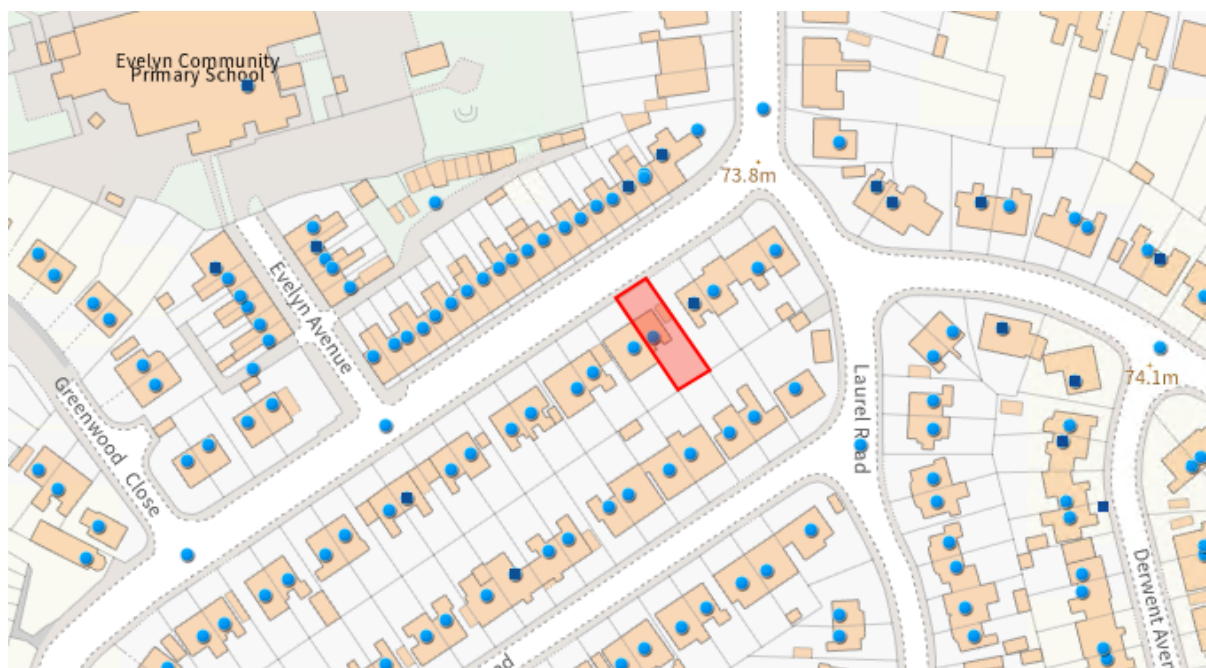


<u>APPLICATION NO:</u>	24/00391/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	98 St James Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY EXTENSION TO SIDE AND A SINGLE STOREY REAR EXTENSION (DEMOLITION OF DETACHED GARAGE TO SIDE AND LEAN-TO TO REAR).		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area



Site Description

The application relates to a two-storey semi-detached dwelling located on the south-western side of St. James Road, Prescot. The property is located within an established residential area and is surrounded by other residential properties. There are a mix of semi-detached, terraced and some detached dwellings in the immediate vicinity.

The host property is elevated from St James Road as the site slopes up from the street. The host property benefits from gardens to the front and rear with the front garden set behind a brick wall with a vehicle driveway leading off St. James Road to an attached prefabricated garage at the side. A small 'coal shed' lean-to is located at the rear of the premises adjacent to the common boundary with No. 96 St James Road.

Proposal

This application seeks planning permission for a 'wrap-around' extension comprising two-storey to the side and single storey to the rear. The extension would include a study, bathroom, utility room and open plan kitchen / dining room to the ground floor and together with the reconfiguration of the first floor, a bedroom extension bathroom and en-suite to the first floor.

Consultations

Prescot Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

None relevant.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS7 - Transport Networks
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

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)
Ensuring a Choice of Travel SPD (2010)

Article 35 Statement

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.

Assessment

Principle of Development

The application for the extension of an existing dwelling in a residential area is acceptable in principle.

Layout and Design

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

The existing dwelling comprises a 3-bedroom house and the proposed development would see, along with the two-storey extension, the re-configuration of the existing first floor resulting in an existing bedroom to the rear subsuming an existing bathroom; a small bedroom at the front would be extended and a new family bathroom with en-suite is proposed. The existing detached garage to the side and the lean-to to the rear would be demolished to allow for the development.

The proposed extension to the side would have dimensions of 2.7 m wide and extend to a depth of 11.50m, projecting 3.5 m beyond the rear elevation of the host dwelling. The single storey element would extend across the whole of the existing rear elevation and across the rear of the proposed two-storey extension. The single storey element would set off the common boundary with the adjoining property, No. 96 St James Road by 150mm. The extension would be set off the common boundary with the neighbouring property, No. 100 St James Road by 700 mm.

Amenity Space

The property has an enclosed private garden to the rear. The extension would leave adequate room about the dwelling to maintain adequate private amenity space.

Parking Provision

There is currently a detached prefabricated garage to the side of the dwelling and a driveway to the front, accessed off St James Road. The proposal would see the loss of the garage to make way for the development. The driveway to the front would be retained. The development would not result in any additional bedrooms overall.

The loss of the garage and the parking provision is discussed in more detail in the highways section below.

Waste Storage (Bins)

The Householder SPD advises that extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

The proposal would result in a gap of 700mm remaining between the side boundary and the extension. Currently there is a garden gate between the garage and the dwelling allowing access to the rear of the property. The existing gap measures 730mm wide; although the access is hampered by the positioning of the soil pipe and steps. Bins are currently stored both in the garage and to the rear and it appears that a access can be achieved though the garage into the rear garden.



At the width proposed, having regard to the fact that a 240 litre wheeled bin has a width of 580 mm the access to the rear would be tight, nevertheless, this would not completely prevent bins from being taken to the rear. It is therefore considered in this instance that a bin store would not be required.

Design

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing effect. It advises that a minimum of 1m should be preserved between the extension and the party boundary to the side of the property, or the front wall of the first floor extension should be set back at least 1m from the immediately adjoining part of the main front

wall of the original dwelling. This arrangement may be relaxed if, because of a staggered or irregular arrangement of dwellings.

The proposed 2-storey extension would be set off the boundary by 700mm. The first floor would be set back 1m from the immediately adjoining part of the existing front elevation. The two-storey element would not project beyond the existing main rear elevation of the host dwelling and satisfies the above requirements.

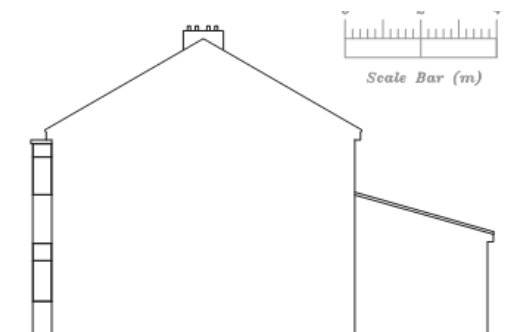
Turning to the single storey element of the proposal, this would extend across the 2-storey side extension and the whole of the back of the host dwelling. It would have an overall width of 8.44 m, projecting to a depth of 3.5 m from the rear.

The Householder SPD advises that when considering the roof of an extension the main dwelling and similar nearby dwellings should be a guide. The host property is brick built with a tiled hipped roof. It is proposed to reflect the hipped roof in the design of the 2-storey extension with the proposed roofline set 300 mm below the ridge of the host dwelling. The ground floor of the extension would be in line with the front elevation of the host dwelling and incorporate a mono-pitched roof sloping up to the first floor to take account of the first floor set-back.



Proposed Front Elevation

The single storey rear extension would have a mono-pitched roof attaining a maximum height of 3.80m. The sloping roof would incorporate four rooflights within the roof slope.



Proposed Side Elevation



Proposed Rear Elevation

The proposed front elevation would incorporate a study window at ground floor with a window at first floor serving the bedroom extension. To the side gable elevation (facing No. 100) it is proposed to have a ground floor and a first floor window which would both serve bathrooms. To the rear there would large-glazed patio doors and kitchen / diner window at ground floor with a window serving the en-suite at first floor level.

The host dwelling is rendered cream to the front elevation and of brick finish to the side and rear with a grey square profiled concrete tiled roof with white uPVC windows. The proposed extension would be constructed in materials to match the dwelling. It is considered prudent to ensure that the front elevation is rendered to reflect the character of the host dwelling and this can be secure by way of a suitable planning condition.



Generally, the appearance would harmonise with the original property and as such the development is considered acceptable. Overall, the proposed extension would be of an acceptable design, it would not harm the character and appearance of the host property or the street scene and would be in accordance with Core Strategy Policies CS2 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

Highways Considerations

The host dwelling was originally built as a three-bedroomed property. The proposed development would see the reconfiguration of the layout to the first floor and extension; however, the proposal would not result in an uplift in the number of bedrooms.

The Householder SPD notes that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

The proposed development would result in the loss of a prefabricated detached garage to the side of the dwelling. In operating the SPD policy, the guidance states that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5 x 2.75m. The existing garage has external

dimensions of 2.6 m wide by 5.56 m deep and does not therefore meet the specific dimensions noted in the guidance and as such does not count as a parking space. The driveway to the front of the garage measures 6.87 m long by 3.4 m wide which is sufficient to accommodate one vehicle.



In this case, the existing level of provision for car parking would be retained within the curtilage of the dwelling and the extension would not result in the need for additional or replacement parking.

The proposed development would therefore not have a significant detrimental impact on highway or pedestrian safety and would therefore be in accordance with Core Strategy Policies CS2, CS7 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 100 St. James Road

The proposed extension would be located along the common boundary with the neighbouring property No. 100. The extension would sit approx. 4.15 m from the gable elevation of this neighbouring property.

The SPD provides specific design guidance in relation to two-storey side extensions and states that, "*Side extensions should be designed to avoid causing direct*

overlooking or loss of light to main habitable rooms in neighbouring dwellings". In addition, it states that, "Extensions must adequately protect your neighbour's right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwellings to an unacceptable degree".

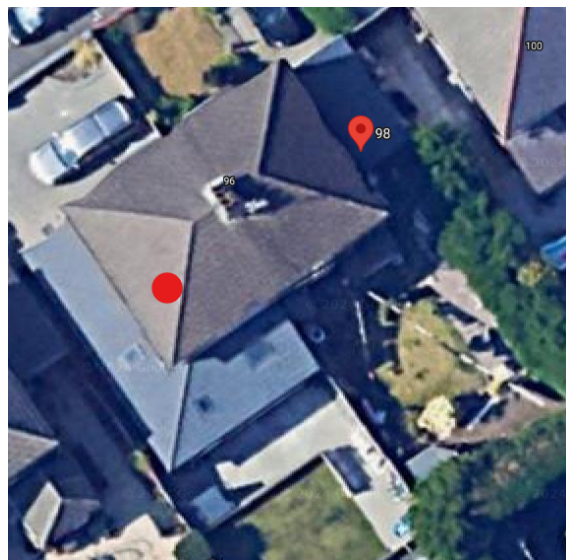
No.100 has 2 no. ground floor windows and a first floor window within the gable elevation facing the application site. These windows are believed to serve the understairs at ground floor and a bathroom and landing at first floor. Whilst there would inevitably be some loss of light to these windows, given the interface and that the windows do not serve habitable rooms, there would be sufficient light received into the adjacent property.

The proposed two-storey extension proposes the insertion of 2 no. bathroom windows within the gable elevation facing the adjacent plot. It is considered that in order to avoid direct overlooking or loss of privacy that these windows should be obscure glazed and if planning permission is granted this could be secured by a suitable planning condition.

Having regard to the above and subject to condition, there would be no unacceptable impacts on the neighbouring property.

No. 96 St. James Road

No. 96 is the attached dwelling and the two-storey extension would be located on the gable and would not extend beyond the rear of the existing rear elevation. The single storey element would project 3.5 m from the common boundary with this property and would be set in off the common boundary by 150 mm. The neighbouring property has an existing extension to the rear which projects 3.5 m from the rear (Ref: 19/00384/FUL), approx. 2.2 m beyond the lean-to at the rear of the host property. There is also an existing timber fence along the common boundary between these dwellings.



It is considered that the extension would not give rise to unacceptable impacts on the residential amenity of No. 96.

St James Road

A row of terraced properties are located opposite the application site. An interface of

approx. 22 m would be retained. The extension would not have any detrimental impacts on the occupiers of those properties.

Hawthorn Road (Nos. 47 – 51)

Houses located to the rear of the application site are located on Hawthorn Road. Approximately 9 m would be retained between the rear extension and the common boundary at the rear. Adequate interface would be maintained between the development and the main rear elevations of properties at the rear.

Conclusion

The proposal would be acceptable in terms of design, impact on residential amenity and Highway safety. The proposal also complies with the relevant Core Strategy and Replacement UDP policies together with guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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.

For the avoidance of doubt, the front elevation of the development hereby permitted shall include a render / pebble dash finish, in a colour matching that of the existing dwelling and set above lower brickwork, reflecting the style of the front elevation of the host dwelling.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

- 4) The extension hereby permitted shall not be brought into use until the windows within the eastern gable elevation of the two-storey extension have been glazed with obscure glass to a minimum Pilkington Level 3 (or equivalent) and shall be maintained as such thereafter.

Reason: To prevent overlooking and loss of privacy to neighbouring amenity and to comply with the National Planning Policy Framework Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/09/2024	002	Sept '24	PROPOSED PLANS
29/07/2024	003	-	SITE AND LOCATION PLANS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 19 September 2024

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

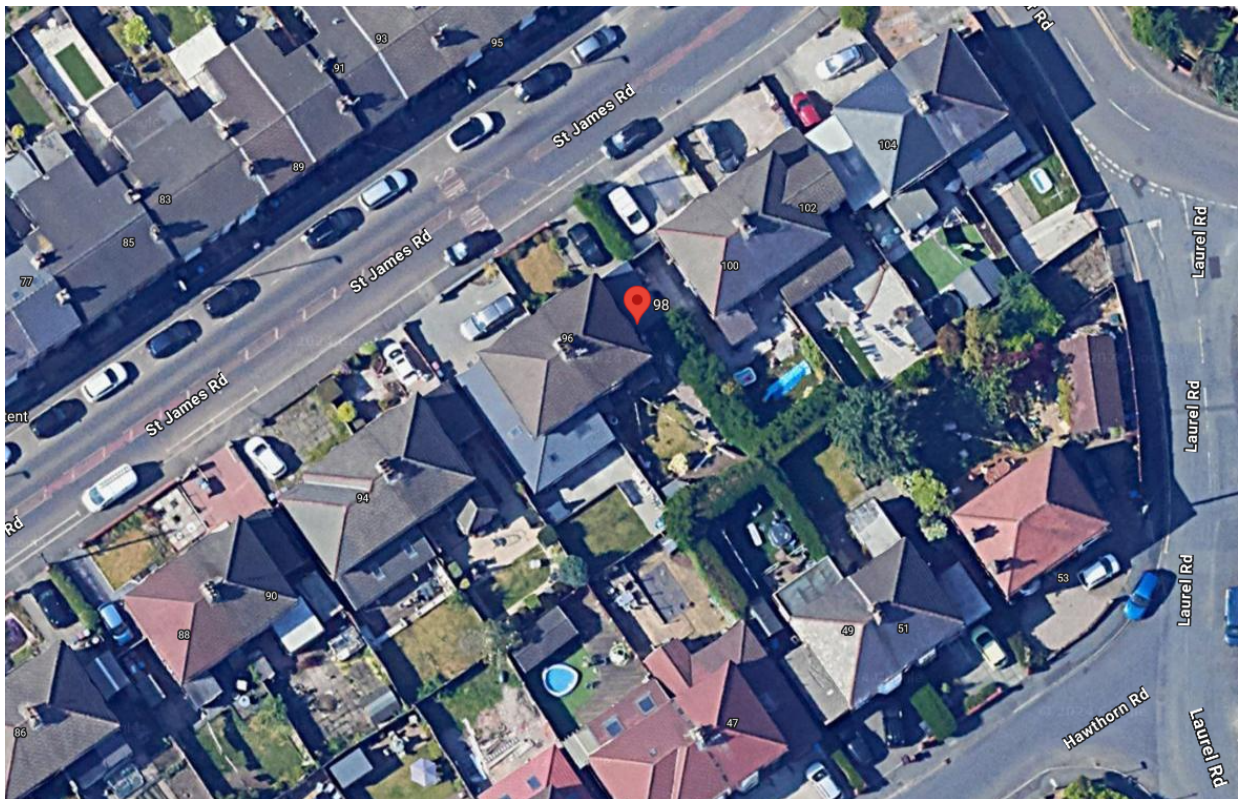
Standing Advice valid from 1st January 2023 until 31st December 2024

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Contd.....

Appendix 1 – Site Photographs



Google Satellite View



Googe Street View November 2022