

Regeneration and Economic Development Department

APPLICATION NO: 21/00575/FUL

APPLICANT: Mr Paul Flood

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 23 Marlborough Road, Prescott, Knowsley, L34 6LE,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a semi-detached dwelling located on Marlborough Road, Prescott. The property is two-storey and currently has a conservatory to the rear.

Permission is sought to remove the conservatory and replace with a single storey extension wrapping around the rear and part of the side of the dwelling. The original proposal involved the rear section projection 4.5m from the main rear elevation, however this has since been reduced to 4m in depth. The extension would have a maximum width of 6.1m, which includes 1.5m beyond the side elevation and it would also wrap around the side wall for a length of 3m. The roof on the extension would be finished with gable end facing the rear of the site, with the eaves and ridge measuring 2.5m and 3.5m respectively.

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POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed extension would wrap around the rear and side of the property, with the side portion having a width of 1.5m. As such it would be visible within the street scene but would have limited impact on the overall appearance of the dwelling, given it would be set some 6m behind the principal elevation. The extension would be finished with a gable end roof, which would echo the main roof of the dwelling. A set of bi-folding doors are proposed in the rear elevation, along with four roof lights and a high-level window in the west facing side elevation. The works are also proposed in materials a match the original dwelling. Overall, the design and scale of the development are considered acceptable for the property.

The proposed extension would be set just of the boundary with the attached dwelling, 25 Marlborough Road. This property has not been extended and as such the rear elevation aligns with the main rear elevation of the application property. The proposal has been amended to reduce the total depth to 4m. It is considered that a single storey extension of this depth on the boundary would ultimately have an acceptable impact on an adjoining property and would not unduly affect their outlook.

The side extension would face towards the boundary with the property on the other side, 21 Marlborough. The properties are staggered with No.21 sitting forward of the application property. As such the rear extension would protrude more than 4m beyond the rear of this dwelling. However, it would be set in 0.8m from the shared boundary, with the lowest point of the roof running parallel to the boundary. The property at No.21 is also set in over 2m from the boundary line. Given the step in from the boundary and the limited height, it is not considered that the proposal would appear overbearing to this dwelling or unduly affect the outlook. One window is proposed in the side elevation facing No.21 but as it is a high-level window, it would not present any concerns regarding privacy.

The proposal would not impact on the existing access or parking arrangements and therefore would not raise any highway safety concerns.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of the area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

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.

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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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/09/2021	7230/01	Rev.A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

3 September 2021

Alan Kilroe

6 September 2021

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