

Regeneration and Economic Development Department

APPLICATION NO: 21/00239/FUL

APPLICANT: Mr Daley

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 11 Central Avenue, Prescott, L34 1NA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey rear extension to the semi-detached property at 11 Central Avenue in Prescott. The extension would provide additional space for a living area.

The proposed development would extend approximately 3.5m from the rear elevation of the existing property and would measure 3.5m in width. The extension would have a flat roof and as the ground slopes away slightly towards the rear of the site, the roof would have a maximum height of 3.2m. The roof would also incorporate a lantern which would project an additional 0.6m from the top of the roof.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The west elevation of the proposed extension would be rendered whilst the east and south elevations would be faced in Siberian larch cladding. Whilst the materials proposed would not strictly match those on the existing property, the extension would not be viewable from public areas and would not therefore affect the character of the street scene. The development would be in keeping with the scale and appearance of the existing property and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed extension would project 3.5m from the rear elevation of the existing property and would therefore comply with the Householder Development SPD, which generally supports single storey extensions of up to 4m. No. 13 Central Avenue has a rear conservatory extension which sits adjacent to the shared boundary with No. 11 and would sit near to the proposed extension. There is some glazing in the side elevation of the neighbour's conservatory which would face towards the proposed extension, however, the glazing is obscured and therefore, the development is not considered to appear unduly overbearing in relation to the occupiers of this conservatory.

Glazing is proposed on the east elevation of the proposed development which would face towards the side/rear of No. 9 Central Avenue. However, there is sufficient distance between the development and No. 9 so as not to give rise to any privacy issues.

Overall, given the proposal's compliance with the SPD, it would not significantly affect the visual amenity of No.'s 9 and 13 in terms of outlook, levels of light and privacy. It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That planning permission will 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.

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

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 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
17/03/2021	PLA003	-	LOCATION PLAN AND BLOCK PLAN
17/03/2021	PLA002	-	PROPOSED PLANS

Informatives

Chloe Roberts

13 May 2021

Alan Kilroe
13 May 2021

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