

Regeneration and Economic Development Department

APPLICATION NO: 21/00088/FUL

APPLICANT: Mr Leslie Spruce

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION AND THE ERECTION OF A RAISED REAR DECKING AREA

LOCATION OF SITE: 25A Park Road, Prescott, L34 3LW

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 7 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 side and rear extension and the erection of a raised rear decking area, to the detached property at 25A Park Road in Prescott. The extension would provide additional space for a dining area.

At its greatest distance, the proposed side/rear extension would project approximately 2.6m from the rear elevation of an existing extension and would measure 6.3m in width. The extension would have a flat roof which would measure 2.9m in height. The ground level drops away at the rear of the dwelling and therefore, the application proposes to erect decking which would be stepped slightly as it extends approximately 2.1m from the rear of the proposed extension and 2.0m from the rear of the original property. The decking would measure 9.9m in width to adjoin an existing raised patio area. The platform would measure approximately 1.9m in height from ground level and would have a 1.1m high

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

railing which would extend from the top of the platform. Along the shared boundary with No. 27 Park Road, a 1.8m high solid fence would be erected on top of the decking.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

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 proposed extension would be faced in materials to match the existing property, alongside timber decking and fencing. The extension would be in keeping with the scale and appearance of the property and given the step in the ground level at the rear of the property, the proposed decking would also be in keeping with the scale of the property. The development would not be readily viewable from public areas and would not adversely affect the character of the street scene. The proposal is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

The proposed extension would join onto an existing extension at the rear of the property 'squaring it up'. The resultant extension would project for more than 4m from the rear of the property. Given the relationship with 25 Park Road the extension would not affect amenity by way of dominance or overlooking. There is raised decking also proposed at the rear of the property, but it would not extend past the side of the existing raised patio area which is located nearest to the shared boundary with No. 25. As a result, the decking would not have a significantly different impact on the amenity of No. 25 than the existing patio area – further there is only a low boundary treatment between the two properties.

The application property and number 27 have a staggered relationship with 27 sitting behind number 25a. Although the proposed extension would project more than 4m beyond the rear of 27 given the relationship of the properties and the distance that the nearest habitable window on 27 is set in from the boundary it is not considered that the proposed extension would cause significant harm to amenity by way of dominance, particularly as the extension is single storey and would sit in place of a large dense hedge. Views from the raised decking would not have a detrimental effect on the privacy of the occupants of number 27 as a fence is proposed along the boundary to screen views of the dwelling and the views from the decking would not be significantly different than those which can already be achieved from the existing extension.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance away from the development.

HIGHWAYS

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

OTHER ISSUES

None.

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

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.

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
22/03/2021	-	-	LOCATION PLAN
21/03/2021	3149/SK02	-	PROPOSED ELEVATIONS
21/03/2021	3149/SK01	-	PROPOSED PLANS

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

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

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Chloe Roberts

17 May 2021

Alan Kilroe
17 May 2021

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