

Regeneration and Economic Development Department

APPLICATION NO: 21/00252/FUL

APPLICANT: Mr Phil Honnor

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR / FRONT EXTENSION AND
CONVERSION OF GARAGE

LOCATION OF SITE: 21 Fletcher Avenue, Prescott, Knowsley, L34 6LN,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

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 4 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 relates to a two-storey, detached dwelling, located at the end of Fletcher Avenue cul-de-sac. The front of the property is currently stepped at ground floor, with the integral garage set back from the adjoining elevation. The property has an existing conservatory on the rear.

The application seeks permission to convert the garage and erect a single storey extension to the front. It would include a bay window and would measure 2.7m in width by 1.5m at the deepest point, bringing

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

the ground floor in line with the front building line. The extension would involve a continuation of the existing mono-pitched roof on the ground floor projection.

The proposal also seeks permission to replace the conservatory, with a single storey extension on the rear. The extension would project 4.4m and would span the width of the dwelling, 9m. It is proposed with a flat roof, reaching a height of 2.85m.

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 application property is located at the end of a small cul-de-sac and set back from the highway, so is not overly visible within the street. The proposed front extension would project from what is currently the integral garage and would measure 1.5m at the deepest point. It proposes a bay window which would echo the existing window formation on the other side of the doorway and would involve a continuation of the mono-pitched roof over the current ground floor projection. As such the design would be in keeping with that appearance of the original dwelling.

The rear extension would project 4.4m to the rear and is proposed with a flat roof reaching 2.85m. While the roof would not match the main roof formation to the property, a flat roof on a single storey extension would be considered acceptable within the rear location. The proposal would include bi-folding doors and two windows in the rear elevation, plus one window in the north facing side elevation. The works are proposed in brickwork and UPVC details to match the existing and overall, the design/scale would be acceptable for this dwelling.

The property to the north of the site is 19 Fletcher Avenue, whose double garage is positioned adjacent to the shared boundary with the application property. Both the front and rear extension would be set in slightly from this shared boundary and the proposed front extension would come in line with the building line of the neighbouring dwelling. Given the rear extension is single storey and the height is limited with the flat roof design, it is not considered that the extension would significantly affect the outlook or cause any overshadowing to this dwelling – further it appears to accord with ‘the 45 degree rule’. While the window proposed in the side elevation is at ground floor level and fencing along the boundary would prevent any concerns regarding privacy.

To the south of the site is Evelyn Primary School and again the rear extension would be set in from the boundary and would not cause any overlooking to the school grounds.

The proposal includes the conversion of the existing integral garage. As the internal measurement are 4.8m by 2.58m, the garage is substandard in size and would not be counted as a useable parking space. As such the conversion works would not be considered to impact on the existing parking provisions and therefore would not raise any highway safety concerns.

CONCLUSION

The proposed extensions and garage conversion are considered to be of an acceptable scale and design. It would not have a detrimental impact on the residential amenity of the surrounding residents or the overall character of the area. 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.

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

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 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/03/2021	PL-01 REV B	-	LOCATION PLANS AND EXISTING/PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

19 May 2021

Alan Kilroe
19 May 2021

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