

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00064/FUL

APPLICANT: Mr John Holness

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF FIRST FLOOR SIDE EXTENSION

LOCATION OF SITE: 2A Alder Road, Prescot, L34 2SQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

A similar planning application was approved (19/00625/FUL – approved 19/02/2020). Previous planning applications have been refused for a single dwelling at the property (74/12824/HIST refused 31/08/1990 and later approved (74/13067/HIST approved 11/02/1991) and (74/13526/HIST approved 11/09/1991).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

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

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PROPOSAL

The application is for the erection of a first floor side extension*.

**Amendments have been made to reduce the size of the window in the front of the extension and the alter tha finishing material from render to facing brick. These amendments are minor and do not affect neighbours so no renotification of neighbours is required.*

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application would also comply with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The only change since the previous 2020 approval is the different roof at the front with different windows, this would be slightly different to that of the existing dwelling. This has been amended during the current application to reduce the size of the window and therefore would not be harmful to the street scene or character of the area.

The extension would be appear as a proportionate and modest addition to the property. The extension would be set back 0.9 metres at first floor level. This is less than the 1 metre standard in the Householder Development SPD. However, this is considered acceptable due to the different orientation of the neighbouring properties, 2 Alder Road and 2 Derwent Avenue which means that there would be no terracing effect. The application therefore complies with para 7.2 bullet point 2 of the SPD. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

There would be no impact on the living conditions of 2 Alder Road as the extension would be on the opposite side of the house.

There would be limited impact on 2 Derwent Avenue as the property of 2 Derwent Avenue is set away from the boundary with 2A and there are no side windows proposed on the extension.

There would be no impact on other surrounding properties from the extension as these are located further away.

HIGHWAYS

The extension would increase the number of bedrooms at the property from 3 to 4. There are currently 2 parking spaces at the property. Whilst this is slightly below the standard in the Householder Development SPD, the extension is a small scale addition to the property where the built footprint of the dwelling would not increase. As a result, it is considered that the development will not lead to significant extra demand for parking. Overall, the development would not harm highway safety.

CONCLUSION

The proposal is acceptable in design, and would not harm the amenity of neighbouring properties or highway safety. The application complies with local planning policies and is recommended for approval.

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

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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.

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/01/2022	0001-01a	-	EXISTING ELEVATIONS, PLANS, SITE LOCATION PLAN & PROPOSED BLOCK PLAN
04/04/2022	0001-02a	A	PROPOSED ELEVATIONS & PLANS

Informatives

N/A

Andrew Hunt

04 April 2022

Alan Kilroe

12 April 2022

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

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