

Regeneration and Economic Development Department

APPLICATION NO: 21/00722/FUL

APPLICANT: Tony Carmichael

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE / REAR EXTENSION

LOCATION OF SITE: 30 Stratford Drive, Prescott, L34 1AP

KNOWSLEY LOCAL PLAN ALLOCATION –

South Prescott Action Area - Action Areas

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 20/00002/TPOREQ

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

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 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 semi-detached dwelling on Stratford Drive, Prescott. The accommodation is split over three floors, with a driveway to the side/front of the dwelling.

Permission is sought for the erection of a single storey extension to the side and rear of the dwelling. The proposed side extension would be set back 2.5m from the front elevation and measure 2.4m in width. It would span the remaining depth of the dwelling, plus project an additional 3.7m to the rear, with extension then wrapping around the rear elevation, obtaining a maximum width of 6.7m. It would have a pitched roof with the eaves and ridge reaching 2.4m and 3.6m respectively.

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

POLICY CONSIDERATION

The site falls with the South Prescott Action Area as designated within the Local Plan Policies Map and a TPO grouping is identified within the site. However, the area has since been built out as a residential development and as a result there are no trees within the vicinity of the development. 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 side extension would sit behind the principal elevation and given the single storey scale; it would appear dominate on the original dwelling. The proposal would include a small garage to the front and the extension would wrap around the side and rear elevations. The rear element would include bi-folding doors, plus two Velux windows within the rear roof slope. The pitched roof would be reflective of the main roof formation and the materials proposal would also match the existing dwelling.

The side element would be set in 0.7m from the shared boundary with 32 Stratford Drive. Along the boundary line, No.32 has a driveway plus a detached garage. The proposed side and rear extension would sit adjacent to the both the driveway and existing garage and therefore would have no significant impact on the outlook or level of light afforded to the rear of no.32 and the addition would not appear overbearing. The proposal does include one small utility in the side elevation, but this would face towards the side of the neighbouring garage and would not infringe on privacy of No.32.

The rear element would be set just of the boundary with the attached property, 28 Stratford Drive, with the depth being 3.7m. This would conform with the Householder SPD, which states that single storey extension projecting up to 4m beyond a neighbouring property would be considered acceptable and as such would not cause undue harm to the amenity values of the neighbouring properties.

The property currently has a double length driveway to the side of the dwelling. Given the position of the side extension, the length of the driveway would be reduced. The proposed site plan indicates that a replacement parking space could be provided to the front of the dwelling, which would retain the existing level of parking to two in curtilage spaces. As such the proposal would not present 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 residential amenity of the neighbouring properties or have any significant effect on the visual amenity 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.

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.

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.

- 4) No part of the development hereby permitted shall be brought into use until the additional area of hardstanding, as shown on the approved plan (AL-10-002 Rev P1), has been laid out. The area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The parking provision shall be retained as such thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/09/2021	AL-20-001 Rev P1	-	PROPOSED FLOOR PLANS
09/09/2021	AE-20-001 Rev P1	-	PROPOSED ELEVATIONS
29/10/2021	AL-10-002 Rev P1	-	PROPOSED SITE PLAN

Informatives

Louise Everard

23 November 2021

Alan Kilroe

23 November 2021

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