

<u>APPLICATION NO:</u>	24/00452/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	179 Warrington Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE RENDER OF THE EXISTING PROPERTY (DEMOLITION OF GARAGE, CONSERVATORY AND REAR STORE).		

Site Description

The application relates to a two-storey semi-detached dwelling at no.179 Warrington Road, which is located on a corner plot. There is an existing single storey attached garage and conservatory to the side, as well as a rear store. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks permission for a two-storey side extension and external alterations, following the demolition of the existing garage, conservatory and rear store.

The proposed two storey side extension would project 3m from the east side elevation and have a total depth of 8m at ground floor. At first floor, it would be set back by 0.5m from the main front elevation and have a total depth of 7.53m. A matching hipped roof is proposed, which would be set lower than the main roof and would measure 8m to the ridge. A mono-pitch roof is also proposed at ground floor to the front elevation. Two windows will also be installed to the front elevation, with two windows to be featured at the rear. To the side elevation, a set of bi-folding doors are proposed. The proposed development will be finished in render to the walls, matching grey concrete roof tiles, and matching grey uPVC openings.

The proposed external alterations include full render to the exterior of the application dwelling. A window will also be installed at ground floor to the rear. The proposal also involves demolishing the existing brick garden boundary wall and erecting a new 1.8m high masonry wall which will be relocated further to the south.

Consultations

Whiston Town Council - No comments received.

Representations

This application has been publicised by letters sent to 12no. neighbours. No representations have been received.

Planning History

None relevant.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This

means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement UDP, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

Knowsley Local Plan Core Strategy (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

Article 35 Statement

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.

Assessment

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Proposed Two Storey Side Extension

The proposed two storey side extension would be distanced over 3m from the side boundary which would meet the minimum 1m space guidance. A matching hipped roof set lower than the main roof is also proposed and a set back of 0.5m will be

provided from the front elevation at first floor. Matching render is also proposed to the entirety of the proposal and to the original dwelling which would suitably conceal the original brickwork. The two-storey side extension would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Extensions on Corner Plots

The application site is located on a corner plot however, a sufficient distance of over 3m will be provided between the proposed extension and the side boundary. The proposal would also not exceed half the width of the existing dwelling, would have a matching hipped roof, and is not considered to interfere with highway visibility. It is acknowledged that the proposal will go beyond the building line established by dwellings on Gilbert Road. Nevertheless, the encroachment over the building line would not appear apparent given the significant separation distance of over 26m between the proposal and the dwelling of no.1 Gilbert Road. Moreover, the existing single storey side additions currently encroach beyond the building line and the proposal would represent a similar situation. The proposal would therefore accord with the guidelines under Part 7.6 of the Householder Development SPD.

Gates, Walls and Fences

The proposed new boundary wall is indicated as being finished in brickwork, which will remain in keeping with the existing brickwork boundary wall to be replaced. The proposed height (1.8m) will also match the existing. Whilst it will be positioned further to the south, the new boundary wall will remain within the application site and is not adjacent to a vehicular access. The proposed boundary wall would therefore accord with the guidelines under Part 7.12 of the Householder Development SPD.

Neighbouring Amenity

No.177 Warrington Road

No.177 is the adjoining semi-detached dwelling to the west. The proposed extension would be fully screened by the application dwelling. As such, any impacts in terms of overshadowing, loss of light or privacy to no.177 is deemed to be negligible.

No.181 and no.181A Warrington Road

No.181 is located at ground floor and is in current use as a hair salon, with no.181A located at first floor as a residential unit. Both uses are within a building located to the east of the site. The proposed side extension would be visible to both no.181 and no.181A. However, a sufficient distance of over 22m will be available and the highway of Gilbert Road provides a clear separation between both buildings. Whilst bi-folding doors are proposed to the side elevation and will face towards these neighbours, it will be mostly screened by the high boundary wall. The proposed bi-folding doors are also not considered to have any greater impact than the existing openings of the conservatory. The impact in terms of direct overlooking and loss of light is therefore considered to be minimal.

No.1 Gilbert Road

No.1 is the adjacent neighbour to the rear. The proposal will feature a window at first floor and at ground floor which will face towards no.1. However, these will be distanced over 27m away from the nearest side elevation of this neighbour and the existing boundary treatment would provide majority of screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater impact than the existing rear elevation openings.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these

neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extension would be highly visible from Warrington Road and Gilbert Road. However, it is considered to appear as a proportionate addition given that it would have a total width which will not exceed half the width of the original dwelling. The proposal will also appear subservient as it would be set back 0.5m from the front elevation at first floor and will feature a matching hipped roof which will be set lower than the main ridgeline. A sufficient set back of over 3m will also be available between the proposal and the side boundary, which will ensure that no visual pinch point is created at the corner plot. It will also be finished in matching materials to the main dwelling and would not project beyond the original front and rear elevations. The proposed boundary wall will also match the existing in terms of height and materials. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would result in a 4no. bedroom dwelling. 3no. off-street parking spaces are therefore required, as specified within Appendix A of the Ensuring a Choice of Travel SPD. There is a hard-surfaced driveway to the front. However, this provides off-street parking for 2no. vehicles and the proposal would, therefore, fail to achieve the parking standards. However, there is on-street permit parking available to the front, should the applicant require additional parking. The application site is also sustainably located within walking distance to Prescot railway station and to bus stops along Warrington Road. The applicant could also increase their off-street parking provision through increasing the front hard surfaced areas via permitted development rights if using permeable surfacing. It is therefore considered that, on balance, the proposal would have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

A gap of over 1m would be available to the side for access to the rear for the storage of waste and recycling bins. The proposal is therefore acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Coal Authority. An informative will therefore be attached to provide further information regarding this.

The application site also has an estimated 10-30% high risk for radon. When extensions are made to buildings in high radon areas, the Building Regulations require that protective measures are taken against radon entering the building. An informative will therefore be attached to provide further information regarding this.

Conclusion

The principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
22/08/2024	179-001	Rev. P1	Location Plan
22/08/2024	179-003	Rev. P1	Proposed Site Plan
22/08/2024	179-005	Rev. P1	Proposed Plans & Elevations

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **11 October 2024**

Informatives

1. Due to the Private Sewers Transfer not all sewers are currently shown on the statutory records, therefore the applicant should be made aware that the proposed developments may fall within the required access strip of a public sewer.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Therefore, United Utilities suggest that the applicant contacts a Building Control Body at an early stage, to discuss this matter further.

2. The applicant is advised that the estimated probability of the property being above the Action Level for radon is 10-30% (high risk). When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations require that protective measures are taken against radon entering the building. It is therefore advised that the applicant should visit the following link for further information <https://www.ukradon.org/> and/or contact Building Control at bcsubmissions@knowsley.gov.uk.
3. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

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.

Informative Note valid from 1st January 2023 until 31st December 2024