

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00106/FUL

APPLICANT: Mr Paul Bleasdale

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF TWO STOREY REAR EXTENSION INCORPORATING A JULIET BALCONY TO FIRST FLOOR, SINGLE STOREY SIDE EXTENSION, NEW GROUND / FIRST FLOOR WINDOW TO SIDE ELEVATION

LOCATION OF SITE: 10 Edward Road, Prescott, Knowsley, L35 5AJ

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

An application was previous approved for single storey side and rear extensions. (20/00198/FUL - 30/06/2020).

TECHNICAL CONSULTATIONS:

Greenspace – No response

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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The application is for the erection of a two storey rear extension incorporating a Juliet balcony to first floor, single storey side extension, new ground/first floor window to side elevation.

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 also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The two storey rear extension would be pitched like the existing roof, and would not be readily visible from the street scene due to its location at the rear. The single storey side extension would also have minimal effect on the street scene.

As a result, the development will not adversely affect the street scene or character of the area. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 12, the two storey extension would extend around 3 metres at the rear. In addition, 12 has an existing single storey rear extension. The extension complies with para 7.4 of the householder Development SPD which states that two storey extensions of up to 3 metres will normally be acceptable. The balcony would not harm privacy as it is a Juliette balcony only. Overall, there would be no harm to the amenity of 12.

In relation to 8, the property of 8 is set back further than 10, this combined with the lack of any main habitable room windows on the side of 8 means there would be no harm to amenity.

Highway Safety

There would be sufficient parking for 2 cars at the property which complies with relevant standards.

CONCLUSION

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

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.

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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
16/05/2022	10ER03	-	Location/Block Plan
16/05/2022	10ER02	-	Proposed Plans and Elevations
18/02/2022	-	-	Design and Access Statement

Informatives

N/A

Andrew Hunt

9 June 2022

Alan Kilroe
15 June 2022

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