

<u>APPLICATION NO:</u>	25/00146/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	10 Laurel Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR AND FRONT EXTENSION		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION

Primarily Residential Development

Site Description

The application relates to a two-storey semi-detached dwelling located on the western side of Laurel Road, Prescot. The dwellings on Laurel Road are semi-detached properties set around a cul-de-sac off Alder Road.

The host dwelling occupies a plot at the turning head of the cul-de-sac and is surrounded by other residential properties to the north on Laurel Road and Alder Road, to the east on the other side of Laurel Road and further on Derwent Avenue and to the west of the plot shares a boundary with a dwelling located on Cliftonville Road. Beyond the attached property to the south lies Prescot Primary school and its associated grounds.

The site frontage is partly laid out to garden set behind a low level brick wall and part hard surfaced with direct vehicular access from the head of the cul-de-sac to existing parking provision within the curtilage. There is a detached garage to the side of the dwelling.

The property has an existing single storey 'wrap-around' extension to the side and rear which provides WC and kitchen and living room accommodation.

Access to the rear garden at the side is currently available to the side of the dwelling. A large private garden area is located to the rear of the dwelling. The application site is bounded by timber fencing to the sides and rear boundaries.

Proposal

The application seeks planning permission for a new 'wrap around' extension to the side and rear which would project from the gable behind part of the existing side extension and out from the rear of the host dwelling. In addition, it is proposed to erect a new open front porch to the front.

The proposed development would involve the demolition of the main part of the existing single storey rear and side extension which currently measures 2.1 m wide by 4.6 m deep to the side, projecting 1.82 m from the main rear wall of the host

dwelling. It has a hipped roof with a maximum height of 3.8 m.

The proposed extension would comprise a single-storey 'wrap-around' extension to the side and rear retaining part of the existing side extension and subsuming part of the existing extension into the proposed extension. As proposed, the extension would project 4 m from the rear elevation of the host dwelling and out from the gable by 2.03 m, this would be in-line with the retained front part of the side extension.

Overall depth of the extension would be 6.8 m extending across the rear elevation and to the side to a width of 8 m. It is proposed to replace the existing hipped roof of the existing side extension and this would present as a mono-pitched roof with gable frontage from the street (replacing the existing hipped roof at the front); the remainder of the roof would be hipped where it transitions from the side to rear extension and it would attain a maximum height of 3.97 m.

Owing to the position that the host plot has at the head of the cul-de-sac, the boundary with No. 8 is at an angle and the extension would be set off the boundary with this neighbour by between 2.3 m and 6.7 m. The rear extension would be located adjacent to the common boundary with the adjoining property (No. 12) with an overall height of 3.97 m with eaves height of 2.8 m.

The proposed extension would provide accommodation comprising of a utility room and W.C with open plan kitchen and dining room at the rear.

In addition, it is proposed to erect a new open porch to the main entrance of the dwelling which would comprise a duo-pitched canopy on pillars set atop low walls. The porch walls would project 1 m from the front elevation with the canopy projecting marginally further at 1.2 m. It would attain a maximum height of 3.5 m.

Consultations

Prescot Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Relevant Planning History

APP. NO: K/APP/4968 (Alt Ref:74/04967/HIST)
PROPOSAL: DINING ROOM KITCHEN AND WC EXTENSION
DECISION: Granted
DECISION DATE: 19 May 1980

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 Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

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

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (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 proposal to demolish the existing single storey extension and rear outrigger and to erect a single storey side and rear extension to a house in a Primarily Residential Area is acceptable in principle.

Layout and Design Considerations

The extension would be set in off the boundary with No. 8 Laurel Road allowing access to be retained to the rear of the site.

Parking provision is provided to the front and whilst there is an existing detached garage and driveway to the side, due to the angle of the boundary, it is not considered that the garage is a usable space as vehicles would not be able to access the garage due to the limited gap between the boundary and the existing extension. The existing parking provision therefore comprises one usable parking space. The proposed porch would reduce the length of the driveway at front, however, adequate space for one vehicle would remain.

No windows are proposed to any side elevation and to the rear it is proposed to install a large, glazed opening with full height patio doors and a kitchen window with 3 no. rooflights proposed within the rear roof slope.

The existing dwelling is constructed in facing brick to the side and rear whilst the front elevation has a pebble-dash finish to the upper floor above facing brick. The roofs are finished in profiled roof tiles and the windows across the host property are white uPVC. Whilst the submitted plans do not indicate the proposed materials, the application form indicates that it is proposed to finish the development with stone cladding with a tiled roof finish and no further details support the application.

The surrounding properties comprise a mix of brickwork and pebble-dash, together with fully rendered frontages. In this instance it is therefore considered necessary for precise scheme details of materials to be secured by condition if planning permission is granted. This would allow the Local Planning Authority a means of controlling the facing materials and to ensure that they harmonise with the surrounding environment and do not appear incongruous to the detriment of the visual amenity of the streetscene and the area in general.

The proposal would also involve the construction of a new open porch to the front elevation of the property which would comprise of a canopy set on pillars atop a low-level walls. Similarly, no detailed specification of the materials proposed are provided and this can be secured by way of condition if planning permission is granted.

Overall, subject to the appropriate use of materials, the design is acceptable and would not be out of character with the host dwelling. The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Highway Considerations

The Householder SPD requires that in most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. One usable parking space is provided within the curtilage. The proposed development would not see a requirement for an up-lift in the number of spaces provided. In this instance it is considered that the proposed development would not result in the need to secure additional parking provision than that which already exists.

It is considered that the proposal would not impact on existing parking available to serve the dwelling and it would therefore not result in adverse impacts on street

parking conditions to the detriment of highway safety or the amenity of local residents than currently would exist.

The proposal does not therefore raise any concern in regard to parking provision or highway safety. The proposal would not therefore conflict with Policies CS2 and CS19 of the Local Plan; Policies H5 and H8 of the UDP or the Householder Development and Ensuring a Choice of Travel SPDs.

Residential Amenity Considerations

No. 12 is the adjoining semi-detached dwelling. This property has a pitched roofed single storey extension to the rear adjacent to the common boundary. There is existing timber fencing along the common boundary. There are no windows within the side elevation of the extension facing the application site.

No. 8 is the adjacent property which is set at an angle to the host property. The neighbouring property has been extended at ground floor to the side and rear. The neighbour's extension projects 3.5 m from the rear boundary. There are no windows in the side elevation of the neighbouring extension facing the application site.

No. 12 Cliftonville Road is located to the rear and shares its rear boundary with the host plot. That property comprises an extended two-storey semi-detached dwelling located at the head of a cul-de-sac. Both the host property and 12 Cliftonville Road have deep rear gardens, and the proposed rear extension would be approx. 45 m from the rear of the property to the rear.

Conclusion Residential Amenity

The extension is within the 4m guideline generally considered to be acceptable as set out in the Householder Development SPD. Given the existing extension at the rear of the adjoining property (No.12); the juxtaposition of the adjacent property (No. 8); and the interface to the rear, it is considered that the development would not have detrimental impacts on residential amenity due to loss of privacy or light due to overshadowing and the development would not appear overbearing.

No amenity concerns are therefore raised in respect of impacts on adjacent residents or the occupiers of the host property. Taking into account the above the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Conclusion

The proposal is acceptable in terms of and impacts on visual and residential amenities and the area in general. The proposal would not result in increased demand for parking provision on the site and would not result in unacceptable loss of existing parking provision and there are therefore no highways or parking issues raised.

Overall, the application complies with national and local planning policies and guidance and is therefore recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 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) Notwithstanding any detail or description in the application of materials to be used for the development hereby permitted, no part of the development shall be commenced until full specification and details, with samples where appropriate, of the materials to be used externally on the development have been submitted to and approved in writing by the Local Planning Authority.

Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to ensure that the development complies with the National Planning Policy Framework (2024) and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/03/2025	003	-	LOCATION PLANS
19/03/2025	002	-	PROPOSED PLANS

Signed Case Officer¹:

M Wishart

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

14/05/2025

Informatives

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

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at:
Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026