

<u>APPLICATION NO:</u>	24/00522/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	1 Lawler Gove, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT PORCH EXTENSION		

Site Description

The application site is located at 1 Lawler Grove, Prescot and is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwellinghouse and is brick facing on its front, side and rear elevations. The property features white UPVC openings with brown, flat, roof tiles.

The application property is situated within a cul-de-sac with other detached properties, that have been extended. The front entrance to the property is served by a small porch canopy roof.

The front elevation of the dwelling is south facing, and the property is set-back from the highway circa 8m.

The front garden area comprises of hardstanding and a grassed section and displays an open-plan design.

Proposal

The application seeks permission for the erection of a single storey rear extension and single storey front porch extension.

The proposed rear extension would have a depth of 3m and a width of 5.56m. This would be served by a mono-pitched roof, which would measure 2.3m at the eaves and 3.7m at the tallest point. This roof would tie into the existing side projections roof. Bi-fold doors would be installed to the rear and side elevation of this extension and the roof would see the installation of 2 no. rooflights.

The proposed front porch extension would have a projection of 1.25m and a width of 2.23m. This would be served by a dual-pitched roof, which would measure 2.28m at the eaves and 3.63m at the tallest point.

Consultations

Prescot Town Council - No comments received.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

No relevant recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

Design

The existing dwelling is brick facing with brown UPVC openings and tiled roofing. The submitted plans have not annotated or noted that the proposed development would include materials which are to match the existing materials. The Application Form however does state this, therefore this will be made an approved document contained in Schedule 1. Furthermore, a standard Planning Condition will be included to ensure that all external facing materials will be to match the existing dwellinghouse. Therefore, the proposed development would feature externally faced materials which would emulate the design and materials of the original property.

The proposed development would be served by pitched roofs.

Access to the side and rear garden would be retained as the proposed development would not remove external access. Therefore, this would allow for movement and storage of refuse bins.

The proposed rear extension would be within the parameters of the Householder Development SPD and would not result in any adverse or unacceptable harm.

The proposed front porch extension would have an acceptable projection and would not severely detract from the established character of the area. The proposal would be small in scale and given the property is a detached dwelling, with a suitable set-back from the highway, the proposal would have an acceptable design and scale.

Overall, it is considered that the proposed development would have an acceptable design and would largely be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

2 Lawler Grove

No.2 is the adjacent dwellinghouse sited to the east of the application site. The two gable walls face one another. No.2 benefits from a ground floor front extension and a rear conservatory.

The proposed rear extension would have an acceptable projection and would accord with the prescribed parameters of the SPD. The proposed front extension would not be considered to have any unacceptable impact on the living conditions and amenities of No.2.

Overall, the proposed development would accord with the Householder Development SPD and would not result in any unacceptable impact to residential amenity or privacy of the occupants of No.2

No other residential properties in the locality are considered to suffer any significant harm to amenities or privacy as a result of the proposal.

Highways

The proposed development is largely for the provision of a rear extension, that would not impact on the parking available at the site. The proposed front porch extension is of a minor scale it would not be deemed to severely impact on the in-curtilage parking provision.

Therefore, it is considered that the proposed development would not have a detrimental impact on highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

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 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
01/10/2024	01	-	LOCATION PLAN
01/10/2024	02	-	SITE PLAN
01/10/2024	03	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
01/10/2024	-	-	APPLICATION FORM

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **26 November 2024**

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

Informatives

- 1 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024.