

Regeneration and Economic Development Department

APPLICATION NO: 21/00357/FUL

APPLICANT: Peter Darlington Architects

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 85 Coronation Drive, Prescott, L35 5ET

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. As a result, 2 comments have been received from the same resident.

Firstly, they submitted their support for the applications. However, a further comment was received (same date) which went on the object to the proposal. The comments indicated that their initial support was given on the presumption that the extension would be 4m in depth, Whereas the original proposal involved a 5.5m deep rear extension and having viewed the plans they now oppose the extension of this dept, down to the potential loss of light.

It should be noted that the proposal has since been amended, reducing the dept along the boundary to 4m. The full assessment surrounding the impact on residential amenity will be discussed below.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

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PS/DC/OP04/05	003	23/9/02

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The application relates to a two-storey, mid terrace property, located on Coronation Drive. Permission is sought for a single storey extension to the rear of the property, to create an accessible ground floor bedroom and shower room.

The depth of the proposed extension is staggered, with the maximum dept of 5.5m which reduces to 4m along the boundary line with 87 Coronation Drive. It would have a width of 3.7m and be finished with a dual pitched roof reaching a maximum height of 3.5m, while the eaves measure 2.4m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. 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 extension would sit to the rear of the mid terrace dwelling and therefore would not be visible within the street scene. It is proposed with a stepped rear elevation, with the outer corner towards the boundary with 87 Coronation Drive being cut of at a 45 degree angle. It is proposed with a dual pitched roof and to be finished in brick and tiles to match the host dwelling. Overall, the design and scale of the addition is considered acceptable within the plot.

With regards to the impact on neighbouring dwellings, the Householder SPD states that single storey extension with a depth of 4m is generally acceptable and anything over and above this would normally need to comply with the 45 degree rule. The proposal is set just of the shared boundary with 87 Coronation Drive and approximately 2.9m from the boundary to 83 Coronation Drive.

The original submission proposed a dept of 5.5m across the entire extension. The proposal has since been amended, reducing the depth to 4m along the boundary with No.87 and then steps out a further 1.5m, approximately 1m in from the boundary line, with the facing corner cut at an angle. The 45 degree line from the closet habitable window at No.87 has been indicated and the proposal would breach this line, however the line would intersect within the first 4m depth, which is normally deemed as acceptable. Given the amended design and the addition 1.5m section is set in from the boundary, it is not considered that the additional depth would have a significantly greater an impact on the outlook from this dwelling than the 4m depth normally supported.

There is currently a garden store straddling the boundary with No.83. As a result, the outer section (approximately 1.2m) of the proposed extension would be partially screened by this building. It would also be set in 2.9m from this boundary. With that in mind, it isn't considered that it would appear overbearing in relation to this dwelling. There is one window proposed in the side elevation, facing the boundary to No.83 but again given the distance, and the ground floor level together with the boundary treatment, it is though that it wouldn't unduly affect the privacy of either properties.

The proposal includes an additional bedroom at the first floor, taking the total number of bedrooms to four. In line with the Householder SPD, a four-bed dwelling would be expected to provide three in curtilage parking spaces. The entire area to the front of the dwelling is paved and would provide two parking spaces. Although this falls short, the parking standards as listed in the SPD are maximum standards. There is no scope to create addition parking within the site but there appears to be some opportunity for in street parking. As such it is not considered that the additional bedroom would increase the demands to a level which would be detrimental to the highway safety to the immediate area.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19

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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.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/07/2021	3150SK1 REV B	-	PROPOSED FLOOR PLANS
07/07/2021	3150SK2 REV B	-	PROPOSE ELEVATIONS

Informatives

Louise Everard

27 July 2021

Alan Kilroe

29 July 2021

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PS/DC/OP04/05	003	23/9/02

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