

Regeneration and Economic Development Department

APPLICATION NO: 22/00084/FUL

APPLICANT: Mr Joe Granby

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR WRAP AROUND
EXTENSION

LOCATION OF SITE: 10 Ford Road, Prescott, Knowsley, L35 7LE,

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:

Whiston Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

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

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two storey, end terrace property on Ford Road. Permission is sought for the erection of a single storey extension wrapping around the side and rear elevation. The extension would project 2.6m from the original side elevation and span the full depth of the dwelling. The extension would then project a further 4.2m to the rear and wrap around the width of the rear elevation. The extension would consist of a hipped roof, with the ridge reaching 3m in height.

POLICY CONSIDERATION

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

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 single storey extension would wrap around the side and rear elevation, with a small step back from the front elevation. It would consist of a hipped roof which would echo the main roof on the dwelling and the new window to the front would also reflect the proportions of the original opening. The extension would be finished with matching brick work in the front elevation, while the side and rear walls would be rendered. Overall, the design and scale of the proposal is considered acceptable and would not appear out of keeping with the character of the area.

The rear extension would be set just of the common boundary with the attached dwelling, 12 Ford Road. No.12 has an existing conservatory to the rear and as such the proposed extension would project approximately 1.9m beyond the adjoining rear elevation of the conservatory. With regards to single storey additions, a projection of this scale would be acceptable and would not be considered to have a significant effect on the outlook or amenity level of the attached dwelling.

The side element would project towards the boundary with 8 Ford Road. This property is stepped forward from the application property but also has a small single storey extension to the rear. As such the proposed extension would project approximately 4.5m beyond the adjacent rear elevation of No.8. The rear extension would be stepped in from the boundary by approximately 0.8m, while the proposed hipped roof would also limit the bulk of the extension, with the eaves measuring approximately 2.17m toward the shared boundary. The neighbouring property is also set a further 2m from the shared boundary. Given the layout and the design of the extension, it is not anticipated that the extension would unduly affect amenity values enjoyed by No.8 or any surrounding dwellings.

The property currently consists of two bedrooms, with the extension proposing to create a third bedroom at ground floor. In line with the Councils parking standards the requirements for both two and three bed dwellings are two curtilage parking spaces. The area to the front of the dwelling is hard surfaced, with no front boundary wall and could accommodate two parking spaces. Therefore, adequate parking provisions would be retained, and the proposal does not present any highway concerns.

CONCLUSION

The side and rear extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect 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 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).

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

- 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
02/02/2022	DDS.37.002	Rev.P1	PROPOSED PLANS AND ELEVATIONS
02/02/2022	DDS.37.004	Rev.P1	EXISTING AND PROPOSED SIDE ELEVATION
02/02/2022	-	-	LOCATION PLAN

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

Louise Everard

16 March 2022

Alan Kilroe

21 March 2022

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