

Regeneration and Economic Development Department

APPLICATION NO: 21/00526/FUL

APPLICANT: Mr John Langlois

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT AND REAR EXTENSION

LOCATION OF SITE: 90 Coronation Drive, Prescott, L35 5EU

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

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, mid terrace property, located on Coronation Drive. The dwelling currently has a conservatory to the rear. Permission is sought for the removal of this conservatory, to be replaced by a single storey rear extension. The extension would project 3m from the main rear elevation and would measure 6m in width. It would be finished with a lean-to style roof with the eaves and ridge reaching 2.4m and 3.45m respectively.

The proposal also includes a single storey extension to the front, spanning part of the principal elevation. It would project 1.2m by a width of 5.7m and is proposed to create a new porch, plus extend the existing lounge, creating a bay window. This section would also have a mono-pitched roof, with the maximum height of 3.2m and the eaves reaching 2.4m.

POLICY CONSIDERATION

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

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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 rear extension would project 3m from the main rear elevation and would span the majority of the width of property. Given the rear location it would not be visible within the street scene. The design largely reflects the original dwelling, with the pitched roof and the finishing materials are proposed as facing brickwork, concrete tiles and UPVC detailing to match the existing.

The front extension would project 1.2m from the principal elevation and measure 5.7m in width. Its appearance would be relatively simplistic, with the lean-to roof and it would create a square bay window within the front elevation and a new porch outside the existing doorway. Again, this section would be finished in matching materials. The dwelling itself is set back some 10m from the front boundary and therefore a distance of approximately 9m would be retained between the extension and the highway. Given this distances, together with the limited forward projection, it is not considered that the front extension would appear unduly prominent within the street scene. Nor would its addition have a detrimental impact on visual amenity of the dwelling. Overall, it is deemed that the design and scale of the proposed extensions would be acceptable for this dwelling.

The rear extension would be set in slightly from the shared boundary with both attached dwellings, 88 and 92 Coronation Drive. The dwelling at 92 has an existing single storey rear extension which projects further than that proposed by the current application. Therefore, the additional built form would not protrude beyond the rear building line of no.92 and would not affect their outlook. The dwelling to the other side, No.88, does not currently have any form of rear extension and therefore the proposal would project 3m beyond the adjoining rear elevation of this dwelling. However, given the single storey scale, an extension with a depth of 3m would be considered acceptable along the boundary line and it would not create a relationship which would unduly affect the amenity levels of the adjacent residents.

The front extension would also set in from the shared boundary line and given the limited projection of 1.2m, the outlook from the front of either of the neighbouring properties would not be compromised. The creation of the bay window would include a small window in the side elevation facing no.92. However, it would be set in approximately 0.75m from the boundary line and would face toward the front garden area/driveway for the property. As this does not form part of the private amenity space of the dwelling, it is not considered that the additional window would have any significant impact on the privacy levels of the adjoining property.

The area to the front of the dwelling is block paved and provides in-curtilage parking. The front extension would encroach into this area, however a distance of approximately 9m would still be retained between the extension and the highway. As such it would still be possible to park 2 cars side by side to the front of the dwelling, retaining adequate parking. Therefore, the proposal would not present any highway safety concerns.

CONCLUSION

The proposed front and rear extensions are 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 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

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

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
22/06/2021	-	-	PROPOSED SITE PLAN
22/06/2021	21/014	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

19 August 2021

Signed by

Mark Quinn

19/08/21

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