

Regeneration and Economic Development Department

APPLICATION NO: 21/00629/FUL

APPLICANT: Mr Tony Fletcher

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 7 Laurel Road, Prescott, L34 2SU

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 11 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 seeks planning permission for a single storey extension to the side and rear of a semi-detached house on Laurel Road, Prescott, incorporating an existing small single storey W.C extension at the side and tying in to an existing rear extension granted in August 2002 (02/00519/FUL). The extension would comprise an extension to form a larger kitchen/diner at the rear (incorporating the existing rear extension and dining room, together with a study at the front and a small utility room and W.C in the middle. It would have a depth of 11.5m from the front of the proposed bay window to the rear elevation, with a width of 3m maximum for the front part and 2.4m for the rear part. The extension would not project beyond the existing rear elevation but the width of the house would increase to 8.9m (maximum) and 8.3m (minimum). The extension would make a double fronted house with bay windows either side of the entrance door. The roof would be sloping tied into the sloping roof of the rear extension, hipped at the front to account for the increased width and with a rooflight in the sloping roof. Brick and tiles to be used would match the existing house, and the bay would be rendered to match the existing rendered bay.

POLICY CONSIDERATIONS

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

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The application complies with the above noted policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design is acceptable and broadly in character with the existing house. The proposal would be not be detrimental to the visual amenities of the area and acceptable within the street scene and would not cause loss of visual amenity or outlook to neighbouring properties. A distance of 0.7m minimum will be maintained between the extension and the party boundary with 9 Laurel Road to allow bins to be taken out on refuse collection day. The proposal raises no crime or anti-social behaviour issues. The application therefore complies with the Householder SPD and Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

HIGHWAYS

There is drive appropriate for one vehicle at present. The proposal would give two parking spaces on the front drive. However, the proposal would be acceptable with one space retained as it would comply with the Householder Development SPD and there does not appear to be an issue with roadside parking in the locality. The proposal therefore complies with the Householder SPD and Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

The proposal is for a single storey extension to a house in a residential area and raises no residential amenity issues or privacy/overlooking concerns. The proposal therefore complies with the Householder SPD and Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposal is acceptable in design and would not be detrimental to the visual or residential amenities of neighbouring properties or the area in general. One parking space would be retained as at present and no other highways issues are raised. The application complies with planning policies and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be granted.

- 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 stated materials, 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.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/11/2021	-	-	Location Plan
05/08/2021	1	-	Existing and Proposed Elevations and Floor Plan
05/08/2021	3	-	Existing and Proposed Site Layout

Lee Osborne

30 November 2021

Alan Kilroe
2 December 2021

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