

|                               |                                                                          |                             |                      |
|-------------------------------|--------------------------------------------------------------------------|-----------------------------|----------------------|
| <b><u>APPLICATION NO:</u></b> | 24/00262/FUL                                                             | <b><u>CASE OFFICER:</u></b> | Reece Black          |
| <b><u>WARD:</u></b>           | Prescot North                                                            | <b><u>PARISH:</u></b>       | Prescot Town Council |
| <b><u>LOCATION:</u></b>       | 12 Central Avenue, Prescot, Knowsley                                     |                             |                      |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION |                             |                      |

---

### **Site Description**

The application site is located at 12 Central Avenue, Prescot. The site is located within an area designated as a Primarily Residential Area in the Development Plan. The application property is an end-terraced property and is brick facing on its front, side and rear elevations, together with white UPVC openings and grey, slate roof tiles.

The property features a lightweight shed to the furthest part of the rear garden. There is a gate to the side of the property. The front garden area is largely grassed with a section of block paving to provide hardstanding.

The front elevation of the site is south facing. The site features other residential properties to all directions.

### **Proposal**

The application seeks permission for the erection of a two-storey side extension together with the erection of a single storey rear extension.

The proposed two-storey side extension would have a projection of 2.93m and would have a depth of 6.96m (10.23m when measured with the rear extension). This would be served by a hipped roof, which would measure 4.67m at the eaves and 6.23m at the highest point.

The front elevation of the proposal would sit flush with the existing dwelling on the ground floor and would feature double doors as this would serve a garage. The rear elevation would feature two windows, one door and a bi-fold doors. The first-floor's front elevation would be set-back from the existing adjacent front elevation by 0.91m. This would display one window on the front elevation and one window on the rear elevation.

The proposed single storey rear extension would have a projection of 3.26m and a width of 11.46m (together with the two-storey side). This would be served by a mono-pitched roof, which would measure 2.43m at the eaves and 3.53m at the highest point. The roof slope would contain three rooflights.

The submission has seen minor amendments relating to the window on the first-floor rear elevation and clarification and incorporation of brick detailing.

## **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 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 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.

### **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 two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

### **Design**

The existing dwelling is brick faced with white UPVC openings and slate roofing. The proposed development would include materials which are to match the existing and emulate the design of the original dwelling. The proposed development would be served by pitched (and hipped) roofs where appropriate.

The proposed two-storey side extension would be served by a hipped roof, that is subordinate to the roof of the existing dwelling on the front elevation, as the ridge of the proposal is lower and would echo the design, pitch and materials of the roof. The proposed rear extension would be served by a mono-pitched roof, at a differing pitch, as it would not be as steep as the roof of the existing dwelling. This would be acceptable, given that this roof would serve a ground floor rear extension and would not be readily visible from the highway.

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

The submitted plans have seen minor amendments. This was to clarify and demonstrate that any existing brick detailing would be carried over and emulated to the proposal, for the avoidance of doubt and to ensure high-quality design. The corner of the existing dwelling (and the other properties in this terrace row feature unique layers of brick detailing on the corners and in line with 6.10 of the Householder Development SPD where it encourages the detailing to be carried over.

The proposed window on the rear elevation has been revised to ensure that they accord with 6.8 of the Householder Development SPD and to ensure that they are proportionate to the existing windows found on the rear elevation of the property. This reduced the size slightly, which improved the design and relationship between the proposed and existing.

The Householder Development SPD states that proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. This may not always be practicable, particularly in cases where houses have very narrow plots. Extensions which removed access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. In such cases acceptable alternative arrangements for bin collection need to be indicated in the planning submission.

The application site currently has access to the rear garden area via a gate to the side of the property. This will be removed should Planning Permission be granted. However, the ground floor of the two-storey side extension will be utilised as a garage and would not meet the internal dimension requirements to be considered a parking space. Consequently, bin storage could be accommodated here, securely, without causing harm to the street scene. This would satisfy the guidance of the Householder Development SPD.

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**

The Householder Development SPD states that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also states proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar

extensions which may exist or potentially be proposed for adjacent properties in the future.

The Householder Development SPD also states that usually either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The submitted plans show that the front wall of the first-floor extension would be set back by 0.91m from the immediately adjoining part of the main front wall of the original dwelling. Although not fully 1m, the difference is considered marginal and would not result in any actual or potential terracing effect; subsequently, this would be acceptable.

#### 14 Central Avenue

No.14 is the adjoining, mid terraced property. The front and rear elevations of No.14 sit parallel to the application site.

The proposed two-storey side extension would not project beyond the existing elevations of the application property. The rear projections are compliant with the prescribed parameters of the Householder Development SPD and consequently, would not be considered to cause any significant harm to residential amenity.

Overall, the proposed development would accord with the Householder Development SPD and would not be deemed to cause any significant harm to the amenities or privacy of the occupants of No.14.

#### 10 Central Avenue

No.10 is the semi-detached dwelling situated to the east of the application site. The two gable walls of the properties face each other circa 7.5m. The front and rear elevations of No.10 sit parallel to the application site.

No.10 contains a door on the ground floor gable wall (with a small window) and two windows on the first-floor, with one being obscurely glazed and would be assumed to serve a bathroom, the non-obscurely glazed window appears to serve a bedroom.

Although, the proposal would be erected within close proximity to the party boundary shared with No.10, it is considered that as the gable wall of No.10 is set-off by circa 5m, it would not result in any unacceptable harm by means of overshadowing or appearing unduly dominant. Therefore, any impact would be deemed acceptable.

The rear projections are compliant with the prescribed parameters of the Householder Development SPD and consequently, would not be considered to cause any significant harm to residential amenity.

Overall, the proposed development would accord with the Householder Development SPD and would not be deemed to cause any significant harm to the amenities or privacy of the occupants of No.10.

### **Highways**

The proposed development would not increase the number of bedrooms at the property, only extend the existing ones. The Householder Development SPD states that for three bedrooms, two parking spaces within the curtilage of the dwelling are required. These are maximum standards however, and as the proposal would not increase the level of bedrooms, existing parking conditions would be acceptable.

Therefore, the proposed development would be in accord with the Householder Development SPD, would not be deemed to cause any adverse harm to highway safety and would be considered acceptable.

### **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.

| Date Received | Ref. No  | Version | Drawing/Document Title                 |
|---------------|----------|---------|----------------------------------------|
| 20/05/2024    | 24018-01 | REV A   | LOCATION PLAN, EXISTING SITE PLAN & 3D |
| 17/07/2024    | 24018-04 | REV B   | SITE PLAN & 3D                         |
| 17/07/2024    | 24018-05 | REV B   | PROPOSED GROUND FLOOR PLAN             |
| 17/07/2024    | 24018-06 | REV B   | PROPOSED FIRST FLOOR PLAN              |
| 17/07/2024    | 24018-07 | REV B   | PROPOSED ELEVATIONS                    |

**Signed Case Officer<sup>1</sup>:**      **Reece Black**

**Signed Authorising Officer<sup>2</sup>:**      **K Foster**

**Date:**      **23 July 2024**

## **Informatives**

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: [www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other

<sup>1</sup> 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

<sup>2</sup> 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

ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Informative Note valid from 1st January 2023 until 31st December 2024.