

Regeneration and Economic Development Department

APPLICATION NO: 21/00199/FUL

APPLICANT: Ms Julie Evans

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF FIRST FLOOR SIDE EXTENSION AND FRONT ROOFLIGHT

LOCATION OF SITE: 15 Grays Avenue, Prescott, L35 7LH

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - Prescott/Whiston Area

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

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 semi-detached dwelling on the western side of Grays Avenue. It is a two storey, gable end roof property, with an existing single storey side extension and a conservatory to the rear.

The application seeks permission to erect a first-floor extension over the existing single storey side element. The proposed first floor would be set back 1m from the adjoining front wall and would

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measure 2.5m in width by a dept of 7m. It would consist of a gable end roof, with the eaves reaching 5.2m, while the ridge height would be approximately 7.5m.

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 proposed first floor would sit above the existing single storey side extension and garage to the property. It has been designed so that the front elevation would be set back 1m from the adjoining first floor wall, while the ridge would sit 0.3m below the main ridge line. Therefore, the additional built form would appear subservient and would not raise any concerns regarding potential terracing with the adjacent property. The roof form would be gable end to echo the main roof, while the materials and window details would match the original dwelling.

The first-floor addition would sit entirely to the side of the host dwelling and thus would have no significant effect on the amenity of the attached dwelling, 17 Gray Avenue. The extension would also sit alongside the shared side boundary with 13 Grays Avenue. The first-floor side elevation of no.13 is set in from the boundary and the two windows at this level are obscurely glazed, serving the landing and bathroom to the property. Therefore, the proposal would not directly affect the outlook or level of light afforded to any habitable rooms at this dwelling and would result in an acceptable relationship.

The extension would create an additional bedroom at first floor, taking it to a total of four bedrooms. The Householder SPD dictates the parking standards and for this size of dwelling, it stipulates 3 parking spaces. The plans also indicate that part of the existing garage would be converted to create a WC to the ground floor. As the internal dimensions of the garage are substandard, the area does not contribute towards useable parking space and therefor its partial conversion would not affect the existing provisions. The area to the front of the dwelling is block paved and is of sufficient size to accommodate two parking spaces. Although this is below the standard stated in the Householder SPD, the standards are maximum levels of parking. There also appears to be opportunity for some on street parking. It is considered that the addition of one extra bedroom at the property would not significantly increase the demand on the highway to an unacceptable level and would not raise any safety concerns.

CONCLUSION

It is considered that the proposed first floor extension is of an acceptable design and scale for the host dwelling. It would not unduly affect the amenity of the surrounding residents or the overall character of the area. 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.

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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
08/03/2021	B1210-005	-	PROPOSED ELEVATIONS
08/03/2021	B1210-004	-	PROPOSED FLOOR PLANS

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 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

5 May 2021

Alan Kilroe
5 May 2021

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