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| <b><u>APPLICATION NO:</u></b> | 25/00291/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>       | 55 Alder Road, Prescot, Knowsley                                                         |                             |                      |
| <b><u>PROPOSAL:</u></b>       | DEMOLITION OF EXISTING OUTBUILDING, ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION. |                             |                      |

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### **Site Description**

The application site is located at 55 Alder Road, Prescot and is located within a Primary Residential Area. The application property is a semi-detached, two-storey dwellinghouse and benefits from a rear outrigger projection and a detached outbuilding adjacent the side elevation.

The front garden is hard surfaced by a tarmac driveway which runs to the side of the dwelling with some vegetation to the front of the property and is enclosed by a low brick boundary wall. The rear garden is predominantly grassed. The plot is roughly rectangular in its shape.

### **Proposal**

The proposal is for the erection of a single storey side and rear extension together with the demolition of the existing outbuilding.

The proposed development would project from the side elevation with a width of 2.3m and span a depth of 6.9m, the cumulative width of the rear elevation would measure 8.09m. The proposal would be served by a dual-pitched roof, which would measure 2.3m at the eaves and 3.8m at the ridge.

The front elevation of the side extension would be set-back from the front elevation of the dwelling by 5.47m.

### **Consultations**

Prescot Town Council – No comments received.

### **Representations**

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

### **Planning History**

No relevant 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.

#### **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

## **DESIGN AND RESIDENTIAL AMENITY**

### Side extension:

The Householder Development SPD states that *single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.*

The proposed side extension would be erected adjacent the party boundary shared with No.53, set off the boundary by 0.8m. The side extension would be a subordinate addition to the original dwelling and would be less than half the width of the original property with a sufficient set-back of 5.47 from the front elevation of the dwelling and therefore would not cause any harm within the street scene. The proposed side extension would not project beyond the existing front and rear elevations of No.53 and therefore no adverse impacts from obstruction of daylight or visual intrusion would occur because of the proposal. The extension would be served by a pitched roof, which although would differ from the hipped roof of the original dwelling, would be acceptable.

The Householder Development SPD stipulates that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.*

The proposed development would retain external access to the rear garden and therefore the proposal would not appear cramped in appearance. Refuse bins could be stored and collected within the plot and no concerns are raised.

### Rear extension:

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 and 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 *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 proposed rear extension would project 4.1m from the original rear elevation of the dwelling, which is marginally in excess of the 4m policy. Although, both the paired, semi-detached property (No.57) and the adjacent neighbour (No.53) benefit from single storey rear extensions. For the consideration of No.57, the proposed development would project only 0.76m from the rear elevation of the extension to the rear of No.57, which would negate any impacts by way of overshadowing and undue

dominance. For the consideration of No.53, the proposed rear extension would not project beyond the rear elevations of their rear extension; the proposed development would not raise any residential amenities concerns to the occupants of either No's 53 or 57. The rear extension would retain a distance of 12m from the rear plot boundary and therefore ample garden space would remain useable for the occupants.

The proposed rear extension would be served by a dual-pitched roof, which would contrast with the hipped roof of the dwelling, however, given that this would serve a single storey rear extension, it would be confined to the private garden area and not readily visible from the street scene and would not present any harm by design. Moreover, the fenestration used to the rear elevation of the rear extension, including large apex windows would present as a more modern, contemporary aesthetic and contrast with the original fenestration on the rear elevation of the property, although again, given it would be confined to the ground floor, rear elevation of the property its visual impact is reduced and raises no significant design concerns.

#### Materials:

The submitted elevations note that the proposed exterior materials used to the walls, openings and roof would be to match the original dwelling and this is supported as it would integrate the proposal with the existing dwelling. This would be further secured by the standard planning condition for matching external materials.

#### **HIGHWAYS**

The proposed development would not result in any additional bedrooms and therefore not generate any additional parking demand. The side extension would be closer to the front elevation of the dwelling in contrast to the detached outbuilding, however, given the sufficient set-back of 5.47m, it would not impact on the existing parking provision of the side driveway, utilised by the occupants of the property.

Therefore, given that the proposal would not result in any increase in levels of required off-street parking or the loss of any existing in-curtilage parking, the proposed development would not raise any concerns to parking or highway safety.

#### **OTHER ISSUES:**

The application site is identified as a low-risk area for previous coal mining activity. An informative relating to these matters will be included on the decision notice for the attention of the applicant should the application be granted.

#### 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) Notwithstanding the brick facing exterior walls of the proposed front porch, hereby permitted, all other 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**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>     |
|----------------------|----------------|----------------|-----------------------------------|
|                      |                |                |                                   |
| <b>09/05/2025</b>    | <b>00</b>      | <b>-</b>       | <b>LOCATION PLAN</b>              |
| <b>09/05/2025</b>    | <b>04</b>      | <b>-</b>       | <b>PROPOSED GROUND FLOOR PLAN</b> |
| <b>09/05/2025</b>    | <b>05</b>      | <b>-</b>       | <b>PROPOSED ELEVATIONS</b>        |
|                      |                |                |                                   |

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

**Signed Authorising Officer<sup>2</sup>:** Jo Sheridan

**Date:** 14/07/2025

<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

## **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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026