

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/00067/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescott North

PARISH: Prescott
Town Council

LOCATION: 10 Coniston Avenue, Prescott, Knowsley, L34 2SW

PROPOSAL: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER
WITH THE ERECTION OF A SINGLE STOREY REAR EXTENSION
AND LOFT CONVERSION

Site Description

The application site is a Semi - Detached house in a residential area. There is an existing shared building with no 8 along the boundary. The site is situated on Coniston Avenue, Prescott.

Proposal

The proposal is for the erection of two storey side extension, single storey rear extension and loft conversion.

Consultations

N/A

Representations

This application has been publicised by letters sent to 7 neighbours. 1 Representation has been received consisting of the following main points.

- There is no mention of how building work is to be carried out.
- We are concerned about the demolition of the external brick built stores and how this may affect the structural integrity of our brick store.
- The side extension is close to the boundary, what access is proposed planned for materials scaffolding etc?.

Planning History

None relevant.

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development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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

Article 35 Statement

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.

Assessment

Street Scene

The two storey side extension would pitched like the existing roof and would be set back 1m at first floor level. Therefore, the proposal is in accordance with the Householder Development SPD. Overall, there would be no harm to the street scene from the proposal.

Neighbour Amenity

In relation to 12, the two storey side extension would take place on the opposite side of the dwelling away from 12. The single storey rear extension would only extend around 3.5 metres at the rear. This complies with Guidance which allows single storey rear extensions of up to 4 metres. Therefore, there would be no harm to amenity.

In relation to 8, the two storey side extension would affect windows on the side of 8 reducing light and outlook. However, these are not main habitable room windows, as a result, there would not be significant harm to amenity. The single storey rear extension would extend around 3.5 metres at the rear which complies with guidance.

The proposal will also not harm to amenity of other neighbouring properties.

Highway Safety

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would increase the number of bedrooms from 3 to 4. There are currently no off street parking spaces at the property, this would be increased to 2 spaces. Whilst this is slightly less than the 3 normally required, it would be an improvement over the existing position of 0 spaces. Therefore, It is considered that any harm from lack of parking would not be severe enough to warrant refusal and that the application complies with NPPF para 111.

Boundary Issues

In relation to boundary issues, the extension would be set back by around 0.2 metres from the boundary well, within the boundaries of no 10. Boundary disputes are not classed as material planning considerations as this is covered by other legislation such as the party wall act.

In terms of the effect on the structural integrity of the adjacent building, this would be a matter for the applicant rather than the planning authority. Any use of a neighbouring property for access would also require the approval of the neighbours. An informative will be added to the decision notice to remind the applicant of their responsibilities.

Conclusion

The proposal would be acceptable in relation to Street scene, Neighbour amenity and highway safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Location Plan Rev A (received 11/02/2023).
- b. Proposed Plans and Elevations SK001 - (received 11/02/2023).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Date:

Informatives

1) Access and structural integrity.

The planning permission granted does not give the right of access to any neighbouring land. Any use of a neighbours land to construct or maintain the approved extension would require the permission of the relevant neighbour.

It is the applicants responsibility to avoid any potential structural damage to any neighbours property. Failure to do so could also lead action being taken against the applicant by the relevant neighbour.

1 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

2 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

Appendix 1 – Site Photographs

