

Regeneration and Economic Development Department

APPLICATION NO: 21/00234/FUL

APPLICANT: Mr Anthony Grisdale

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION TO EXISTING RETAIL UNIT

LOCATION OF SITE: 141 Scotchbarn Lane, Prescott, L35 7JA

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

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

Highways – Confirmed that the proposal would not impact on the adjacent highway and did not raise any concerns regarding highways safety

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to an existing retail unit on the corner of Scotchbarn Lane and Vining Road. The property presents as a two storey, semi-detached building and sits within a small parade of commercial units fronting onto Scotchbarn Lane. The retail unit occupies the ground floor of the building, while there appears to be residential accommodation to the upper floor.

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Permission is sought for the erection of a single storey extension to the side of the property to increase the size of the convenience shop. The extension would measure 4.5m in width, be set back 1.6m from the front elevation and would span the remain depth of the dwelling, 9.8m. It is proposed with a lean to style roof with the eaves and ridge reaching 2.75m and 4m respectively.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. The proposal seeks add a side extension onto the existing convenience store. The use as retail has already been established within the area and is located in a small parade of shops therefore the principle of extending it is considered appropriate 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.

ASSESSMENT

The proposed single storey extension would project to the side, towards Vining Road. Given the corner location, the additional built form would be visible within both streets. The original proposal has been amended slightly, reducing the length and stepping it back 1.6m from the adjoining front elevation. This in turn helps to step the building in from the front and curved corner boundary line. The extension would retain an approximate distance of 2.8m to the side boundary, which increase slightly towards the rear of the site. Given these distances, coupled with the single storey scale, it is considered that the extension would not appear overly prominent within either street scene. The existing fencing along the front boundary would be removed to make way for the extension and a gate would join the side of the extension into the existing side boundary treatment.

The roof design has also been amended from a flat roof, to a mono-pitched roof. This is considered more in keeping with the appearance of the existing building and appropriate within this visible location. The extension is proposal to include one large window in the front elevation and a doorway in the rear elevation, to the storage area. The proposed finishing materials have not been detailed but a condition could be attached to ensure they match the original building. Overall, the scale in appropriate within the site and the design corresponds with the existing built form.

It is not considered that the extension would unduly affect the amenity of the surrounding residential properties. At the closest point, the extension would be 3.4m from the rear boundary, which adjoins the side boundary to 52 Vining Road and a garage sits on the other side of this boundary. The extension would protrude beyond the front building line of No.52, by approximately 2.3m, but given the distance and existing garage along the boundary, it would have no significant effect on the outlook from the front of this dwelling. With regards the dwelling on the opposite corner of Vining and Scotchbarn Lane, the extension would be over 16m from the side elevation of No.143 and therefore have no detrimental impact on their existing amenity levels.

The area to the side of the property is currently enclosed and the proposed extension would not cause any reduction in the existing parking levels. There is off road parking directly in front of the small parade of shops and it is not considered that the extension to the existing business would generate an increased demand for parking that would be to the detriment of the highway. Additionally, the Highways Officer has confirmed that extension would not impact on the adjacent highway and did not raise any concerns.

CONCLUSION

It is considered that the proposed extension to the existing retail unit would be acceptable within this location. The scale and design would be acceptable on the property and would not appear overly prominent within the street scene. The impact on the amenity of the sounding residents would also be acceptable. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 of the Knowsley UDP.

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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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
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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

6 August 2021

Alan Kilroe

6 August 2021

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