

<u>APPLICATION NO:</u>	24/00340/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	17 Grays Avenue, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application property is located at 17 Grays Avenue, Prescot and is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is brick facing on its front, side and rear elevations together with grey PVCu openings and grey, interlocking roof tiles.

The application property benefits from a modest front porch extension. The rear garden contains a shed adjacent the rear curtilage. The front garden comprises of paving slabs and grass and is enclosed by a low, brick built front boundary wall together with posts.

The front elevation is east facing. There are residential properties to all other directions. The street scene comprises semi-detached dwellings, which feature a myriad range of extensions and alterations.

Proposal

The application seeks permission for the erection of a single storey side and rear extension.

The proposed development would form a 'wrap-around' layout to the original dwelling.

The proposed rear projection would have a depth of 4.05m and would have a width of 7.76m. This would be served by a flat roof which would measure a height of 3.03m. The rear roof would also feature a roof lantern which would have a maximum height of 3.6m. The rear elevation would feature bi-fold doors and a window.

The proposed side extension would project 2.44m and a depth of 10.21m. The roof of the side extension would contain two rooflights which would have a height of 3.32m. The front elevation of the side extension would have a set-back of 1.6m from the front elevation of the dwelling.

The proposal has seen an amendment to include a false canopy roof to the front elevation of the side extension – with tiles to match the original dwelling.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO: 18/00443/CLD
PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION
DECISION: REFUSED
DECISION DATE: 31 August 2018
APP. NO: 18/00600/PDE

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.05 METRES

MAXIMUM HEIGHT: 3.6 METRES

HEIGHT OF EAVES: 3 METRES

DECISION: PRIOR NOTIFICATION NOT REQUIRED

DECISION DATE: 12 October 2018

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 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 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.

Design

The existing dwelling is brick facing with grey UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling. This is with the exception of the roof materials which would be glass reinforced plastic – this would be a contrast to the rest of the dwelling but would be considered acceptable as the proposed development would be sited to the rear elevation of the dwelling and the flat roof would ensure that the materials would not appear readily visible and the location would ensure that it would not cause adverse harm to the street scene. Therefore, the materials would be considered acceptable

The Householder Development SPD generally advises against flat roofs, particularly visible from the street scene. Therefore, following discussions with the agent, it has been agreed that a false canopy roof would be erected to the front of the side extension to conceal the appearance of the flat roof and reduce any visual amenity impact. This would include matching tiles to appear in keeping with the original dwelling.

The Householder Development SPD states (6.14) 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 submitted plans show that sufficient space would remain usable and would not result in a cramped appearance.

As existing, bins are stored within the front garden area, this occurs at other properties within the street scene. The SPD advises that proposals which remove access to the rear and side of the property externally, should make provisions for the storage of refuse bins which do not have a severe impact to the character of the street scene. It is considered that the bins could be stored in front of the proposed development, which would not result in significant harm. Furthermore, the proposal would include a store to the ground floor, which would not be a satisfactory parking space and consequently, refuse bins could also be stored here.

Overall, the extension would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy 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 proposed development would marginally exceed this parameter by 0.05m, which

would be such a minor amount, that it would not be deemed to cause any unacceptable harm or any materially significant change from the 4m outlined in the SPD. Therefore, this would be acceptable.

15 Grays Avenue

No.15 is the paired, semi-detached dwellinghouse, the original front and rear elevations of these two properties sit parallel to one another. No.15 benefits from a rear conservatory (circa 3m in depth) and a two-storey side extension.

The proposed development would project roughly 1m further than the rear conservatory and therefore would not be considered to result in any unacceptable impact.

Overall, the proposed development would largely accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.15.

19 Grays Avenue

No.19 is the adjacent, semi-detached dwelling. The original front and rear elevations sit in line with the application property. No.19 has been extended in the form of a single storey side extension and benefits from a small rear outrigger projection.

The gable wall of No.19 features two windows on the first floor. These would not be deemed to be significantly impacted due to the proposal.

The nearest habitable window to the rear elevation is approximately 3.5m away from the party boundary shared with the application site and this would ensure that the proposal would not have any unacceptable impact.

The proposal would also be considered to have an acceptable depth in projection and would not be deemed to result in any unacceptable harm.

Overall, the proposed development would largely accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.19.

Highways

As existing, parking is provided to the front garden area. The proposed development would not project beyond the front elevation of the dwelling and would not remove any existing in-curtilage parking provisions. Moreover, the proposal would not see the increase in the number of bedrooms so would not generate the requirement for any additional parking.

Overall, the proposal would be acceptable and not have cause any adverse harm to highway safety of the locality.

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 outlined materials agreed for the roof of the extension hereby permitted, all other materials to be used on the external surfaces of the extension 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
15/08/2024	158-01	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS. BLOCK PLAN.
24/06/2024	-	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **20 August 2024**

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

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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 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

Standing Advice valid from 1st January 2023 until 31st December 2024

- 2 The applicant should be made aware that some parts of the application site are identified in bands of elevated radon potential. Maximum radon potential is 10-30%. In areas where it is estimated that 10% or more properties will be affected by high levels of radon, 'full protection' will be required. Please discuss further with the appointed building surveyor when obtaining the building regs.

Further information available at: <https://www.ukradon.org/information/buildingregs>