

<u>APPLICATION NO:</u>	24/00494/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	21 Knowsley Park Lane, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ERECTION OF A TWO-STOREY FRONT EXTENSION TO PROVIDE NEW PORCH (DEMOLITION OF BOTH EXISTING REAR OUTRIGGER AND PORCH).		

Site Description

The application site is located at 21 Knowsley Park Lane, Prescot and is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is brick facing to its front, side and rear elevations together with white PVC framed openings and grey, slate, interlocking roof tiles.

The application property benefits from a small front porch extension, an adjoining side extension (garage) and a car port as well as a rear extension. The property is oriented east facing and fronts the highway. The property is set back from the public highway by circa 5.95m.

The front garden area comprises largely of grass with hardstanding and vehicular access at either side of the curtilage. The front garden area is bounded by a low, brick-built wall and shrubbery. The rear garden area spans a depth of approximately 35m and the gradient of the garden lowers in level as the garden runs in depth. The rear garden is largely grassed with a patio area close to the rear elevation of the property. The patio area immediately adjacent the rear elevation is the highest level with steps leading to the grass.

To the north, south and east of the site are other residential dwellings and to the west of the site is land bounded by A58, Prescot, providing residential housing as part of one of the Sustainable Urban Extension (SUE) sites. The other residential properties on Knowsley Park Lane do not present a strict uniform design and appearance from their form, layout, materials and have been extended and altered different ways.

Proposal

The application seeks permission for the erection of a single storey side and rear extension together with the erection of a two-storey front extension to form a new porch.

The proposed works to the side and rear would take a 'wrap-around' layout and would project out from the existing rear elevation by 5.61m on the north facing side elevation and 4.59m in depth from the south facing side elevation (due to a stepped section) and would have a width of 13.7m. This section would be served by flat roofs (the rear elevation of the side extension would feature a higher level window with a

higher roof to allow light into proposed utility room). The main flat roof would measure at a height of 2.92m and the tallest flat roof would measure 3.52m.

Bi-fold doors would be installed to the rear elevation of the proposal with associated openings. A window would be installed to the south facing side elevation – this would be obscured / frosted glass.

The proposed porch extensions would have a projection of 1.68m and a width of 2.95m. This would be served by a small, hipped roof which would measure 5.25m at the eaves and 6.66m at the tallest point. The first-floor would provide an 'atrium' and not usable floor space and partitioned off by walling and window.

The proposal would see the demolition of the existing porch and rear outrigger. Associated works include the removal of the roof structure of the store in between the dwelling and linked garage and the existing rear first-floor windows would be increased in height. The original dwelling would be rendered facing (white) whilst the proposed development would be brick facing.

The submitted plans have seen some amendments which include the materials to the front porch extension. Further information was requested from the agent to support the application, which included a 45-degree rule shown on a site plan.

Consultations

Prescot Town Council - No Comments Received.

Representations

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

Planning History

APP. NO: 74/03491/HIST
PROPOSAL: FRONT PORCH
DECISION: PER
DECISION DATE: 28 September 1978

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;
- 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 outlines 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.

The Householder Development SPD advises that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

Design

6.5 outlines that when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate.

6.10 of the Householder Development SPD stipulates that normally the Council would require that materials for an extension should generally be the same or similar as on the main dwelling.

6.13 of the Householder Development SPD asserts that where architectural quality can be demonstrated where they are designed to offer a sensitive contrast to the original building through their siting, form, massing, fenestration, materials and details. In such cases, simple and elegant design will be preferred, where the new development is clearly identifiable from, but an integral part of, the original building.

The existing dwelling is brick facing along with white PVC windows and slate roofing. The submitted plans outline that the original dwelling would be rendered facing (white) whilst the proposed development would be brick facing.

It is acknowledged that the front porch extension would be observed as the most notable and domineering section, however, it would not appear as an unacceptable contrast. The contrast would be considered to comply with 6.13 although the appearance is modern in contrast to the original dwelling, it would not appear significantly incongruous in the street scene; other properties comprise of a combination of brick and rendered facing appearance.

Moreover, it is considered that the brick facing porch (in oppose to a fully rendered property) would help incorporate the dwelling into the street scene and enhance the relationship with other properties in the locality by emulating the combination of brick and render to its exterior.

The scale of the front extension would be considered acceptable and would not significantly detract from the surrounding residential area. Given the property is a detached dwelling and has an acceptable set-back from the highway to prevent it appearing unduly dominant, it would be considered acceptable. This would accord with 7.5 (front extensions and porches) of the Householder Development SPD.

The proposed front extension would feature a large window, with a vertical emphasis and this would contrast with the existing front elevation and the fenestration employed, however, it is acknowledged that the existing front elevation to the centre contains a window with a vertical emphasis – this is a feature found on the original dwelling. The proposed development would accentuate this feature but not be deemed to severely detract from the established vernacular of the original dwelling.

The materials employed for the front extension would be acceptable. The original submission included a fully glazed design, including the roof materials. The amendments secured include brick framing to the side elevations and corners and further amendments included roof tiles instead of glazing or a powder coated aluminium roof. These amendments achieved and the greater amount of matching materials improve the relationship between the existing and proposed and ensure the proposal positively integrates both with the dwelling and the street scene.

The front extension would be served by a hipped roof, which would contrast to the dual-pitched roof of the original dwelling, and although prominently visible from the street scene due to the position, it would be a small roof and therefore this contrast would not adversely harm the design. In this context, it is considered that a dual-pitched roof with a gable triangle would increase the prominence and present a greater (enlarged) bulk. Therefore, it is considered that the proposed roof would be more sympathetic and appropriate and given that matching materials and a pitch which would echo the original dwelling, this would be deemed acceptable.

The proposed side and rear extension would be constructed from a powder coated aluminium roof and powder coated aluminium framed glazing for the openings. The rear elevation windows of the overall dwelling (both existing and proposed) would be consistent and cohesive. The roof materials or roof selection would not emulate the original roof, however, as this would serve a single storey ground floor rear extension and would not be readily visible from the street scene this would not be deemed to result in any unacceptable impact on the locality. The existing adjoined garage is served by a flat roof and therefore there would be no material change from the street scene. Given that the rear and side elements of the proposed development would be screened from the street scene, the materials and design proposed would be considered acceptable.

6.25 of the Householder Development SPD asserts that proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. The existing car port / bin store to the north facing side elevation of the dwelling would be retained and therefore satisfy this policy requirement.

Comprehensively, it is recognised that the proposed development is a more modern design than the original dwelling, however for the reasons outlined above, the absence of a strict, coherent design and architectural style found throughout the street scene and the amendments for materials incorporated to improve integration, on the Planning balance, the proposed development would be considered acceptable

and not result in any detrimental harm to the street scene.

Overall, the proposed development would display an acceptable design and suitable materials and would broadly comply with the Householder Development SPD and Saved Policy H8.

Residential Amenity

The Householder Development SPD asserts 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.

It furthers that a single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only be permitted if it does not breach the 45-degree rule.

The application has been supported by a site layout plan, with the proposed development and a 45-degree rule included.

19 Knowsley Park Lane

No.19 is the detached dwelling situated to the south of the application property at an interface distance of circa 10m. The two first-floor gable walls face each other. The properties are detached dwellings but are adjoined via linked garages. No.19 benefits from a front porch extension.

The 45-degree rule plan shows the closest windows which serve habitable rooms and ensures that the projection of the development would not surpass the line. The closest window at No.19 serves the rear of the garage and does not serve a habitable room.

Given that the proposed development would be erected adjacent the party boundary shared with No.19, the proposal features a step-back section to ensure that the proposal would not breach the 45-degree rule. Given the compliance with this requirement and a stepped elevation, the proposal would not be deemed to have any unacceptable impact on residential amenities.

The side elevation of the proposal contains a full height window. This would be installed with obscured / frosted glass and would therefore not be considered to result in any severe harm. In the interest of safeguarding residential privacy and prevent overlooking this would be further secured by a Condition.

The proposed front porch extension and other associated works would not be considered to adversely impact on amenities.

Boundary treatment of timber fencing at a height of approximately 1.8m with shrubbery and trees screens the gardens of the properties.

Overall, the proposed development would not be deemed to cause any severe harm to residential amenities or privacy on the occupants of No.19. and the proposal would comply with the Householder Development SPD and Saved Policy H8.

23 Knowsley Park Lane

No.23 is the detached dwelling located to the north of the application site and the two first-floor gable walls face one another, at an oblique angle, roughly 6.29m apart. No.23 benefits from an adjoined garage and a porch to the front together with a rear outrigger to the rear.

The submitted 45-degree plan shows that the proposal would not breach the 45-degree rule. Furthermore, the proposal would be erected circa 2m from the boundary. Therefore, its not considered that the proposal would result in any severe harm.

The proposed front porch extension and other associated works would not be considered to adversely impact on amenities.

Overall, the proposed development would not be deemed to cause any severe harm to residential amenities or privacy on the occupants of No.23. and the proposal would comply with the Householder Development SPD and Saved Policy H8.

Boundary treatment of hedging, shrubbery and trees at adequate heights screen the private rear gardens of these properties.

No other properties in the locality are considered to suffer any detrimental impact to residential amenity or privacy because of the proposed development.

Highways

The application site at present can accommodate two vehicles within the front curtilage.

The proposed development would not increase the provision of habitable rooms or result in the loss of any existing in-curtilage parking provision, and therefore would not have any material impact on parking.

Therefore, the proposal would not have any material impact on highway safety.

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) 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, unless otherwise stated and agreed on any approved plans contained within Schedule 1.

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.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed window on the south facing side elevation indicated on drawing No.P388 310 REV B, received 03.12.2024, has been glazed with obscure glass to level 4/5. The window shall remain as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/09/2024	P388 300	-	LOCATION PLAN.
03/12/2024	P388 310	REV B	PROPOSED ELEVATIONS.
03/12/2024	P388 311	REV B	PROPOSED ELEVATIONS.
23/09/2024	P388 307	-	PROPOSED GROUND FLOOD PLAN.
29/11/2024	P388 308	REV A	PROPOSED FIRST FLOOR PLAN.
25/09/2024	P388 312	-	PROPOSED SITE PLAN.

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 5 December 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 an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note 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>