

<u>APPLICATION NO:</u>	25/00157/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	26 Derwent Avenue, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION		

KNOWSLEY LOCAL PLANS POLICY MAP ALLOCATION

Primarily Residential Area

Site Description

The application site is located at 26 Derwent Avenue, Prescot and is situated within a Primarily Residential Area as allocated within the Local Plan Policies Map. The application property is located to the head of a cul-de-sac and associated turning circle within the highway. The host property is a two-storey, semi-detached dwellinghouse and is surrounded by other similar residential dwellings.

The property has an existing single storey extension to the side providing a kitchen extension and garage and a front porch. There is a private garden at the rear and a garden to the front enclosed by a brick wall. A parking space is located to the front of the garage with access taken directly off the turning head via double access gates. Access to the rear garden is taken via a gated route to the side of the garage.

Proposal

The proposal seeks planning permission for the erection of first floor extension above the existing kitchen and garage to the side and a new single storey extension to the front of the garage together with a new front porch. The proposal would include the demolition of an existing porch. The applicant proposes internal alterations to the ground floor of the garage and kitchen extension together with the front extension to provide a larger kitchen.

The proposed first floor extension would sit above the ground floor kitchen and garage extension and would project 2.68 m from the gable elevation of the main dwelling, it would not project anymore forward than the main front elevation or beyond the rear elevation of the existing house. It would have a hipped roof attaining a maximum height of 8.18 m. There is a set 1 m off the common boundary with the neighbouring property No. 28.

The single storey front extension would have a combination of a gable fronted duo-pitched roof with the new porch roof hipping into the side roof slope. The front extension would project 1.3 m and extend 5 m across. The highest part of the roof would attain a height of 4 m.

Consultations

Prescot Town Council - No comments received

Highway Authority - No observations received.

Representations

This application has been publicised by letters sent to 7 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

None.

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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

Principle of Development

The application for the extension of an existing dwelling in a Primarily Residential Area is acceptable in principle subject to compliance with relevant planning policies and guidance as discussed below.

Layout

The Householder Development SPD (6.14) 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, the storing of refuse bins, etc.

The proposed development would not impact on the amenity space and would retain access at the side of the dwelling. Due to the side extension being set off the boundary at the side by 1 m and the staggered arrangement of dwellings on the street, the proposal would not result in an unacceptable cramped appearance.

Parking

The application proposes the retention of the existing parking space to the front of the garage building. The parking is discussed in detail in the Highways section below.

Amenity Space

The proposed development would not impact on the private amenity space on the application plot.

Waste Storage (Bins)

An existing access gate to the side of the dwelling allows access to the rear and this would not be affected by the development.

Design

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing effect. This guidance applies equally for the purposes of this proposal comprising a first floor extension.

The SPD also advises that a minimum of 1m should be preserved between the extension and the party boundary to the side of the property, or the front wall of the first-floor extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This arrangement may be relaxed in instances of there being a staggered or irregular arrangement of dwellings.

The relationship between the application property and the adjacent semi-detached dwellinghouse, No. 28 at the head of the cul-de-sac, means that the host dwelling is set forward of No. 28. There would be no set-back at first floor or drop in the ridge height, however, the proposed side extension features sufficient set-in from the party boundary and taken together with the staggered arrangement would prevent a potential or actual terracing effect.

The SPD advises that extensions should preferably be set back at least one course of brick to avoid unsightly bonding of old and new brick. In this instance the first floor would be flush. To align with the first floor front elevation the first floor extension should be rendered to match and this would not require a set back and this can be secured by condition if planning permission is granted.

Roof Design

The Householder SPD advises that when considering the roof of an extension, the main dwelling and similar nearby dwellings should be a guide. The roof design of the first floor extension would echo that of the host dwelling. The single storey front extension would have a combination of a gable fronted duo-pitched roof with the new porch roof hipping into the side roof slope.

Having regard to other additions to the fronts of dwellings in the street it is considered that the roof of the single storey is of an acceptable design.

Fenestration

The Householder SPD advises that the way in which openings are designed within extensions is a key consideration. The first floor extension would have a window in the front and the rear. There are currently 2 no. obscure glazed windows within the side elevation of the garage. The application proposes the retention of the two windows that would serve the new kitchen. These windows sit forward of the neighbouring property No. 28 in close proximity to the common boundary and that property. Given the potential for loss of privacy to both the occupier of the host dwelling and the neighbour, it is considered that it would be necessary for these windows, which serve as secondary windows, to be obscure glazed and this could be secured by condition if planning permission is granted.

A new patio door opening would be inserted to the rear ground floor across the rear of the host property and the attached existing garage extension.

The single storey front extension would include a window within the front elevation and rooflight to the roof slope. The porch element would typically be glazed above low level walls and the entrance door within the front elevation.

Overall, the proportions of windows and openings and their layout relate acceptably to the existing house provided suitably conditioned for obscure glazing.

Materials

The dwelling is constructed of predominately of facing brick with render to the upper floor of the front elevation with a slate roof and a mix of white uPVC windows to the front and rear with brown to the side. White uPVC cladding provides the finish for the

upper front elevation of the garage which is served by a white garage door. It is noted that the brickwork used to construct the existing garage and an existing front porch does not closely match the original dwelling being constructed in a brick with red tones compared to the browner brick of the dwelling.

The proposal does not specify the precise scheme details of the materials that would be used, although the illustrative drawings suggest that the front elevations and the side elevation of the single storey front extension would be rendered. It is considered that it would be necessary for the applicant to provide precise details of materials and this could be secured by condition of planning permission is granted.

Scale

The proposed development would not be disproportionate and the overall scale of the development would not look out of place in the street scene.

Streetscene

The design and appearance would harmonise with the host property and would not detract from the character and appearance of the host property or the area, and is deemed acceptable. On balance, the proposed development would be in accordance with Core Strategy Policies CS2 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

HIGHWAYS

Existing parking provision within the site is available to the front of the garage for the parking of one vehicle within the curtilage. The existing garage has dimensions of 2.37 m wide by 3.92 m in length. The dimensions of the garage do not meet the standards set out in the Householder SPD to qualify as a useable parking space. The application identifies that one space would be retained on the site. The development would however see an uplift in the bedrooms from three bedrooms to 4 bedrooms.

The Householder Development SPD states that in most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards, in this case the Ensuring a Choice of Travel SPD requires that for a four bedroom dwelling, 3 no. spaces should be provided, although this is set as maximum levels. The Householder SPD advises that fewer spaces than set out in the parking standards will only be acceptable of the highway and environmental conditions in the locality allow. Proposals that would result in an adverse impact on the street parking conditions to the detriment of highway safety or amenity of local residents would not be acceptable.

In this instance, as the proposal would include an extra bedroom and given the location of the property at the head of the cul-de-sac it is considered that an additional parking space is required. Two parking spaces can be accommodated on the site frontage would result in displacement of visitor parking in an already tight road layout.

Providing the additional parking space is provided to serve the proposal would comply with Core Strategy Policies CS2 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

Residential Amenity

No. 28 Derwent Avenue

No. 28 is the adjacent two-storey dwelling located to the south of the application site. This property is set approx. 3.2 m behind the host dwelling. The property benefits from a two-storey extension to the side adjacent to the common boundary with the application site. The neighbour's extension has a window serving a habitable room at ground floor and a bedroom window above. There are no windows in the upper gable of No. 28.

The first floor extension would not breach a 45 degree line from the neighbour's nearest windows. The ground floor extension would marginally cross a 45 degree line from the nearest ground floor window, however having regard to the scale of the proposed extension, and the orientation of the neighbouring property to the south of the host property, and having regard to the fact that the roof of the extension would slope away from the neighbour's property, it is considered that any harm would be limited. It is not considered that this would be sufficient grounds to warrant refusal of the development on this basis.

No. 24 Derwent Avenue

No. 24 is the attached semi-detached dwelling. The first floor extension would pull out from gable and would not extend forward or behind the host property, as such it would not affect this neighbour.

The single storey extension and porch would be set 3.56 m off the common boundary and project 1.23 m from the front elevation. It would have glazed side elevation facing the common boundary with this neighbour and the neighbour's nearest window comprised a bay window. The new porch would replace an existing glazed porch, albeit at 700mm not as deep as the proposed. Given the limited projection and at the distance involved it is considered that the development would not result in any loss of light or privacy and it would have detrimental impacts on the neighbour's residential amenity.

Nos. 15 – 19 Derwent Avenue

These properties are located on the opposite side of Derwent Avenue facing the application plot. The first floor extension would be no nearer to those dwellings than the existing host property. The nearest dwelling would retain approximately 21 m interface between the front elevations. It is considered that the proposed development would not result in detrimental impacts on these properties.

No. 27 Laurel Road

No. 27 Laurel Road is located to the rear of the host property. There would be an interface of approximately 38 m between the rear elevations of these properties so the development would not have adverse impacts on this dwelling.

Conclusion

The proposal would be acceptable in terms of design, highway safety and residential amenity. The proposal therefore complies with the NPPF, relevant Core Strategy and Replacement UDP policies together with guidance in the Ensuring a Choice of Travel SPD and the Householder Development SPD and is therefore recommended for approval subject to Conditions.

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 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 development 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 the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2026).

- 4) Notwithstanding the details on the approved plans, the development hereby permitted shall not be occupied until 2 no. vehicle parking spaces have been provided within the curtilage of the application site.

For the avoidance of doubt, the layout should ensure that at least 50% of the front garden area remains porous or provisions should be made to direct run-off water from the hard surface to permeable or porous area or surface within the curtilage of the dwelling.

Thereafter those spaces shall be retained for the parking of vehicles only.

Reason: To ensure that satisfactory off-street car parking is provided in the interests of residential amenity and highway safety and efficiency and to comply with the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2026).

- 5) Notwithstanding the details on the approved plans, the windows within the ground floor side elevation serving the kitchen as shown on Drawing Nos. A106 Proposed Plan and A107 Proposed Elevations received 12 March 2025 as hereby permitted shall be glazed in obscure glass. The windows shall be retained as such thereafter.

Reason: To safeguard against overlooking and loss of privacy of neighbouring properties and the occupiers of the application property in the

interests of residential amenity and to comply with the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/03/2025	A104	-	PROPOSED ROOF
12/03/2025	A105	-	SITE / LOCATION
12/03/2025	A106	-	PROPOSED PLAN
12/03/2025	A107	-	PROPOSED ELEVATIONS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 22/05/2025

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 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

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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