

<u>APPLICATION NO:</u>	24/00279/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	4 Hawthorne Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH A SINGLE STOREY EXTENSION TO THE REAR AND THE ERECTION OF A PORCH TO THE FRONT		

Site Description

The application site is located at 4 Hawthorne Road, Prescot and is situated within an area designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is predominantly brick facing on its front, side and rear elevations. The property also displays brown UPVC openings with brown, flat, concrete roof tiles.

The property benefits from an existing single storey rear extension (roughly 5.5m in depth). The application property is situated within a uniform building line consisting of other semi-detached dwellings which line the highway; several of these have been altered and extended to varying degrees. The front elevation of the dwelling is west facing, and the property is set-back from the highway circa 5.7m.

The front garden area comprises block paving to provided hardstanding with a stone / pebbled section and is enclosed by a low brick-built front boundary wall. Refuse bins are stored within the front garden area of the site.

Access to the application site is taken via the dropped kerb from Hawthorne Road, which also contains white H-bars.

Proposal

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

The proposed two-storey side extension would have a width of 3.4m and a depth of 6.96m (ground floor), 5.96m (first-floor). This would be served by a dual-pitched roof which would measure roughly 5.18m at the eaves and 7.47m at the ridgeline. The side elevation would feature an entrance. The proposed side extension would be constructed circa 0.7m from the party boundary shared with No.6.

The proposed single storey rear extension would have a depth of 3.5m and a width of 8.66. This would be served by a mono-pitched roof, which would measure 2.4m at the eaves and 3.75m at the tallest point. The rear elevation would feature rear sliding doors and a window; the roof would contain 3 rooflights.

The proposed front porch extension would have a depth of 1.2m and a width of 1.91m. This would feature a small dual-pitched canopy roof, the eaves would measure a height of 2.37m and the ridgeline would measure a height of 3.56m.

The ground floor footprint of the proposal would occupy a 'wrap-around' layout. The proposed development would see the demolition of the existing single storey rear extension.

Consultations

Prescot Town Council - No comments received.

Highway Authority – No objections, subject to suggested Condition attached.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

No recorded planning history.

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 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

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 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.

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 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.

The Householder Development SPD states 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

The existing dwelling is predominantly brick facing with brown UPVC openings and tiled roofing. The submitted plans have not annotated or noted that the proposed development would include materials which are to match the existing materials. The Application Form however does state this, therefore this will be made an approved document contained in Schedule 1. Furthermore, a standard Planning Condition will be included to ensure that all external facing materials will be to match the existing dwellinghouse. Therefore, the proposed development would feature externally faced materials which would emulate the design and materials of the original property.

The proposed development would be served by pitched roofs. This would be subordinate to the roof of the existing dwelling as it would be lower and would echo the design, pitch and materials of the original roof. The roofs incorporated into the scheme would be appropriate and in keeping with the original dwelling.

Access to the side and rear garden would be retained as the proposed development would be erected approximately 0.7m from the party boundary. This would be sufficient space to allow for movement and storage of refuse bins.

The Householder Development SPD stipulates that that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also outlines that proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

The Householder Development SPD furthers that usually either a minimum space 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 of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The submitted plans establish that the front wall of the first-floor extension would be set-back by approximately 1m from the immediately adjoining part of the main front wall of the original dwelling. Consequently, the proposal would not result in any actual or potential terracing effect and would be acceptable.

The proposed rear extension would be within the parameters of the Householder Development SPD and would not result in any adverse or unacceptable harm.

The Householder Development SPD prescribes that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that a semi-detached property, set a substantial distance from the highway, would be capable of accommodating a modest and proportionate front extension. Given the site context, the proposed front extension would be deemed appropriate.

Overall, it is considered that the proposed development would have an acceptable design and would largely be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

2 Hawthorne Road

No.2 is the paired, semi-detached property and located on the corner of the highway. The original front and rear elevations sit in line with one another. No.2 benefits from a single storey rear extension and a detached building to the rear garden.

The proposed side extension would not be readily visible to the occupants of No.2 as it would not surpass the existing front and rear elevations. The rear extension would be less than the prescribed 4m and therefore would not be considered to have any severe harm to residential amenity.

Overall, the proposed development would largely accord with the Householder Development SPD and would not result in any unacceptable impact to residential amenity or privacy of the occupants of No.2

6 Hawthorne Road

No.6 is the adjacent, semi-detached dwelling. The original front and rear elevations sit in line with one another. No.6 benefits from a single storey rear extension, as well as two small outbuildings adjacent the party boundary shared with the application property.

The proposed development would not be considered to have any detrimental impact on amenities. The window on the gable wall is obscurely glazed. The proposal would be constructed 0.7m away from the party boundary which would further reduce its impact.

The rear extension would be less than the prescribed 4m and therefore would not be considered to have any severe harm to residential amenity.

Overall, the proposed development would largely accord with the Householder Development SPD and would not result in any unacceptable impact to residential amenity or privacy of the occupants of No.6

Highways

The application property currently only has one parking space within the curtilage of the dwelling.

As outlined within the Householder Development SPD and KMBC 'Ensuring a Choice of Travel' SPD, properties with 4+ bedrooms are required to provide 3 parking spaces. These however are maximum standards.

The Council's Highways Officer has reviewed the submitted plans and suggested a Condition to secure acceptable and accessible parking provisions prior to the first occupation of the proposed development. This includes removing part of the front boundary wall and paving the driveway accordingly. On the basis that this is implemented, Highways have no objection to the proposal.

The agent for the proposal submitted a parking plan in order to resolve this, prior to determination. Highways reviewed the submitted plan and were satisfied that this would ensure that the proposal could accommodate one additional parking space within the curtilage.

A Condition can be applied to state that this shall be implemented and accessible prior to the first occupation of the proposed development and retained at all times after.

Therefore, it is considered that the proposed development would not have a detrimental 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.

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 consented hereby shall be occupied until the parking provision as shown on (Proposed site layout, Dwg No. 004) and the associated driveway modifications have been implemented in full. The parking provision shall be hard surfaced and shall not drain onto the highway. The parking provision shown shall be retained at all times thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/06/2024	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS.
17/06/2024	003	-	LOCATION AND SITE PLAN.
17/06/2024	-	-	APPLICATION FORM.
30/08/2024	004	-	PROPOSED SITE PLAN.

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **18 September 2024**

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>

- 3 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

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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