

<u>APPLICATION NO:</u>	24/00326/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	10 Egerton Road, Prescot, Knowsley, L34 3LT		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY REAR EXTENSION.		

Site Description

The application site is a Semi-detached house in a residential area at Egerton Road. The site is bounded by residential properties to the north, west and east and a car park to the south which serves several commercial buildings facing onto the A57.

Proposal

The proposal is for the erection of a two-storey rear extension.

Consultations

N/A

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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)

H8 - Extensions and Alterations to Residential Properties

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

Character of Area

The rear extension would not be pitched in accordance with the main dwelling but would not be a disproportionate addition and would match the materials of the existing dwelling. The applicant has stated on the site visit, that they want the roof to be flat to avoid impacting the neighbours solar panel production. The application has been amended to include a rear window in the bathroom (improving its appearance) and the height of the extension has been slightly reduced. These changes mean that whilst not compliant with guidance, the proposal would not be significantly harmful to the character of the area. This combined with the rear location of the extension and its lack of visibility from public roads outside the site means that overall, there would not be enough harm to the character of the area to warrant refusal of the application.

Neighbour Amenity

In relation to 8 Egerton Road, the extension would extend 3 metres at the rear. This

complies with the Householder Development SPD which allows 3 metres two storey extensions. Overall, there would be no harm to 8.

In relation to 12 Egerton Road, the also was extend the same length beyond 12 and would not harm amenity for the same reasons. There would also be no impact on the production of renewable energy from the solar panels of 12.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-

- a. Proposed Elevations – Option A – Rev B - (received 29/08/2024).
- b. Proposed Plans – Option A – Rev C - (received 29/08/2024).
- c. Existing and Proposed Site and Location Plans – (received 02/08/2024).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹: Andrew Hunt

Signed Authorising
Officer²: K Foster

Date: 5 September 2024

Informatives

N/A

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

2 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