

<u>APPLICATION NO:</u>	24/00469/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	21 Windsor Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH A TWO STOREY SIDE EXTENSION		

Site Description

The application relates to a two-storey semi-detached dwelling at no.21 Windsor Road which has an existing single storey attached garage and a single storey rear extension. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposed two storey side extension would project a maximum of 2.24m from the original side wall, with a total depth of 9.6m at ground floor. At first floor, the proposal would be set back 1m from the main front elevation and have a total depth of 5.6m. A matching hipped roof is proposed, which would be set lower than the main roof and measure 7m to the ridge. To the front elevation, a set of doors and a window are proposed, with a first-floor window to be included at the rear.

The proposed single storey rear extension would adjoin onto the proposed side extension to create a 'wraparound' addition. It would project 3m from the original rear wall and have a total width of 8m. A mono-pitch roof with 3no. rooflights is proposed and would measure 3.5m to the ridge. A set of bi-folding doors and a window will be featured to the rear elevation.

The proposed extensions would create an additional two bedrooms at first floor and a garage, bathroom, utility and kitchen/dining room at ground floor. It would be finished in matching brickwork to the exterior, matching slate roof tiles, and white uPVC windows and doors.

Consultations

Prescot Town Council: No comments received.

Representations

This application has been publicised by letters sent to 7no. neighbours. No representations have been received.

Planning History

74/07663/HIST - Lounge kitchen extension and porch. Granted, 02.06.1983.

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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 UDP, 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development Within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDS)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Proposed Two Storey Side Extension

The proposed two storey side extension would fail to provide a 1m gap to the side boundary, however, a 1m setback will be provided from the main front wall at first floor. The proposal will also feature a matching hipped roof which would be set lower than the main ridgeline and no windows are proposed to the side elevation. Whilst the front elevation of the proposal at ground floor would not be set back by at least

one course of brickwork, given the existing front porch, it is not considered that there would be an unsightly bonding of old and new brickwork. The proposed two-storey side extension would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project 3m from the original rear wall and would comply with the 4m threshold, in accordance with the guidelines under Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.19 Windsor Road

No.19 is the adjoining semi-detached dwelling, and the proposed rear extension will be sited close to the shared boundary. However, there are no openings proposed to the side elevation facing towards no.19 and therefore, the impact in terms of loss of privacy or direct overlooking will be minimal. The proposal would also have a depth below the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid overshadowing, loss of outlook or loss of privacy. It is also not considered that the proposed side extension would have an impact upon residential amenity to this neighbour, given that it would be screened by the application property and the proposed rear extension.

No.23 Windsor Road

No.23 is the dwelling to the west and the proposed extensions will be sited close to the shared boundary. However, there are no openings proposed to the side elevation facing towards no.23 and therefore, the impact in terms of direct overlooking will be minimal. The proposal would also not project any further than the main front and rear elevations and a hipped roof is proposed. The 3no. windows to no.23's side elevation (facing the proposed extensions) are also all obscure glazed and are already compromised in terms of the light received, due to their positioning within the side elevation. No.23 also has an existing rear extension which will obscure majority of views of the proposed rear extension. The proposal's impact in terms of loss of light and overshadowing is therefore viewed as being minimal.

No.20 and no.22 Crosfield Road

No.20 and no.22 are the adjacent dwellings to the rear. The proposal will feature a set of bi-folding doors and 2no. windows to the rear elevation, which will face towards these neighbours. However, these will be distanced over 15m away from their rear elevations and the existing fence and mature tree would provide screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings.

No.22 Windsor Road

No.22 is the opposing neighbour to the front of the site. The proposed side extension includes a window to the front elevation which would face towards no.22. However, a sufficient distance of 22m would be provided between the proposed window and no.22's front elevation. It is also not considered that the proposed window would have any, greater significant impact than the existing front elevation openings. Therefore, any impact in terms of direct overlooking or loss of privacy will be limited.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extensions will appear proportional and subordinate to the main dwelling. The proposed side extension would be visible from Windsor Road. However, it would be set back by 1m at first floor and a ridge height set lower than the main ridgeline is proposed, allowing for it to appear subservient and subordinate to the original dwelling. The proposed extensions will also have matching pitched roofs and are proposed to be finished in matching materials. There are also many properties within the vicinity which feature two storey side and single storey rear additions, and the proposal will therefore appear in keeping with the character of the surrounding developments. As such, the proposal is acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The application property would become a 5no. bedroom dwelling. The front hard surfacing will be retained for the parking of 1no. vehicle and the garage will have insufficient internal dimensions to constitute as a usable parking space. The proposal would, therefore, fail to achieve the parking standards contained within Appendix A of the Ensuring a Choice of Travel SPD, which requires 3no. spaces for a 4no.+ bedroomed dwelling. However, the lack of off-street parking provisions is an existing situation, and the site is sustainably located, within walking distance to Prescott railway station and nearby bus stops. On-street parking is also possible along Windsor Road. As such, on balance, the proposal will have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would fail to provide a 1m gap to the side for the storage of waste and recycle bins. However, these are currently stored to the front of the site given the existing attached side garage, which also fails to provide a 1m side gap. The existing waste storage arrangements will therefore be maintained, and the proposal is deemed to be acceptable in terms of waste management, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Coal Authority. An informative will therefore be attached to provide further information regarding this.

The application site also has an estimated 10-30% high risk for radon. When extensions are made to buildings in high radon areas, the Building Regulations require that protective measures are taken against radon entering the building. An informative will therefore be attached to provide further information regarding this.

Conclusion

The principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/09/2024	PP-13386793v1	-	Location Plan
06/09/2024	DG 24/57/06	-	Proposed Block Plan
06/09/2024	DG 24/57/04		Existing & Proposed Elevations
06/09/2024	DG 24/57/02		Proposed Ground Floor Plan
06/09/2024	DG 24/57/03		Proposed First Floor Plan

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **18 October 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

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

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 is advised that the estimated probability of the property being above the Action Level for radon is 10-30% (high risk). When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations require that protective measures are taken against radon entering the building. It is therefore advised that the applicant should visit the following link for further information <https://www.ukradon.org/> and/or contact a Building Control body.