

Regeneration and Economic Development Department

APPLICATION NO: 21/00946/FUL

APPLICANT: Mr Geoff Davies

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE / REAR EXTENSION

LOCATION OF SITE: 9 Alder Road, Prescott, L34 2SG

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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

TECHNICAL CONSULTATIONS:

St Helens MBC - No objections.

Prescot Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

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

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application seeks planning permission for a single storey extension to the rear and side of a semi-detached house on Alder Road. The extension would be L shaped and comprise a kitchen with family area, and a utility room would be at the front part of the side extension with access from the kitchen. The extension would extend from the current kitchen (to be converted to dining room) which is the side of the house away from the adjoining house and turn down the side of the house to just before the window to the existing understairs store. The extension would project from the rear of the house 3m and extend out at the side of the house 3m. The extension would be of dark blue/black facing brick to contrast with the existing house and would have a stack bond above the glazing. The roof would be flat with two roof lights to give additional light to the kitchen. A distance of 1m-1.8m would be maintained between the extension and the party boundary with 11 Alder Road allowing bin access etc.

POLICY CONSIDERATIONS

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The application complies with the above noted policies and with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the extension is satisfactory. Whilst it would usually be expected that the facing brick match the house the proposed contrasting facing brick is acceptable and would provide differentiation between the house and extension. The neighbouring property, 11 Alder Road, has a garage to the side and a rear extension and would not be adversely affected in terms of outlook whilst the extension would be 3.5m from the party boundary with the adjoining house, 7 Alder Road, and would not affect the outlook of that property. The proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general. The proposal does not raise crime or anti-social behaviour issues.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

HIGHWAYS

There would be two parking spaces maintained in accordance with Council standards. No other highways issues are raised.

RESIDENTIAL AMENITY

The proposal is for an extension to a house in a residential area and raises no residential amenity concerns. There would be significant glazing on the side of the extension facing the boundary with 7 Alder Road. However due to the distance from the boundary and the boundary treatment along the boundary this would not raise any privacy issues between the properties. The utility room would have a glazed door which would not raise privacy issues as it would face the party boundary fence and the gable of the garage to the side of 11 Alder Road.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposal would be satisfactory in design and appearance and would not be detrimental to the visual or residential amenities of the neighbouring properties or the area in general. Two parking spaces would be maintained. The application complies with planning policies and the SPD and is therefore recommended for approval.

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.

SCHEDULE 1

Date	Ref. No	Version	Drawing/Document Title
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Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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Received			
14/12/2021	375-L(--)-03	-	Proposed Floor Plan plus Location Plan
14/12/2021	375-L(--)-04	-	Proposed Elevations plus Location Plan

Lee Osborne

6 April 2022

Alan Kilroe
8 April 2022