

<u>APPLICATION NO:</u>	24/00422/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	29 Manchester Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING PORCH TOGETHER WITH THE ERECTION OF A SINGLE STOREY SIDE EXTENSION WITH PROVISION FOR USE AS A SIDE BEDROOM AND SHOWER ROOM AND CREATION OF NEW FRONT ENTRANCE.		

Site Description

The application site is located at 29 Manchester Road, Prescot and is situated within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is a combination of brick and render facing together with mahogany PVCu frames and brown, concrete, interlocking roof tiles.

The site is located on a corner plot. The principal (front) elevation would be considered to be the one in line with the paired, semi-detached property as it contains the principal (and majority) of openings, fronts the main road and most of the hardstanding within the curtilage of the dwelling. Therefore, the front elevation is south/south-west facing toward Manchester Road; the gable wall faces Preston Avenue. The site is bounded by other residential properties. Prescot Cemetery is situated to the east. The Prescot Town Centre Conservation Area curtilage is also located to the east.

At present, the entrance to the property is taken from the side elevation through a small porch. There is a small outbuilding behind the timber fence adjacent the gable wall. Extensive hedging forms the majority of the boundary treatment to the front and side curtilage.

Proposal

The application seeks permission for the erection of a single storey side extension.

The proposed development would have a width of 3.82m and a depth of 6.63m. It would project beyond the rear elevation of the dwelling by 2.7m. The proposed extension would be served by a hipped roof, which would measure 2.3m at the eaves and 3.55m at its highest point.

The front elevation (fronting Manchester Road) would contain a new front entrance. 2.no windows would be installed, one to the side elevation and one to the rear elevation.

The proposed development would see the demolition of the existing porch entrance.

An access ramp would also be installed to allow access to the property.

The application is made to support a person with disabilities.

Consultations

None required.

Representations

This application has been publicised by letters sent to 11 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 single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

The Householder Development SPD stipulates that particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads.

It furthers that (7.6) sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.

Design

The existing dwelling is brick and render facing with mahogany PVCu windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling and would emulate the design. This is excluding, however, the exact materials for the roof tiles, as it has not been explicitly annotated. However, this would be secured under a standard Condition for matching external facing materials. The proposal would be served by a hipped roof. Therefore, the materials and design would be considered acceptable

The Householder Development SPD states (6.14) 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 etc.

7.6 of the SPD stipulates that for the consideration of (single storey) extensions on corner plots, these should normally be set-in 2m from the side boundary and not exceed half the width of the existing dwelling.

The proposed development would only marginally exceed half the width of the original dwelling and therefore display an acceptable scale, form and mass and would remain subordinate.

The plot boundary curves at an oblique angle as it parallels Preston Avenue. The front of the proposed development would be set-in 2.12m from the side boundary whilst the rear of the proposal would be sited 0.64m from the side boundary.

Although this is contrary to the guidance of the SPD, it is considered that the site context would prevent the proposed development from having any significant impact. The proposed development would be of a small scale, with an acceptable height. The hipped roof with a small projecting ridge reduces any visual impacts as the roof slopes towards the highway and hedging. This subsequently reduces the proposal appearing overly prominent in the street scene. Due to the gradient of Preston Avenue having a steep incline and the application site being at the bottom of this land level difference, it further reduces the impact as the proposed development would be sited in a concealed location; this is also helped by the fact that the most visible part of the proposal (observed from Manchester Road) would be in excess of the 2m set-in. Therefore, any contravention with this policy requirement would be to the more concealed area and subsequently have a reduced impact.

The Householder Development SPD (7.6) also prescribes some contexts for when reduced distances may be accepted, the following are applicable:

- The site does not hold a prominent position in the street scene (for example, if it is at the end of a cul-de-sac);
- The site is well screened and so the extension would not have a significant effect on the street scene.

As outlined, the part of the proposed development which would conflict with the guidance would not hold a prominent position in the street scene and therefore its visual impact is markedly reduced.

The site benefits from sufficient screening from the hedged boundary treatment and subsequently further mitigates any severe over prominence of the proposal.

Refuse bins would remain stored behind a timber fence and gate to the side of the proposed development.

The proposed development, by means of its design, would not be considered to cause any significant adverse impact on the street scene, would have a suitable scale and subordinate addition, and ensure the extension would not appear cramped within the plot.

Overall, the proposed development would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours.

27 Manchester Road

No.27 is the paired, semi-detached dwellinghouse. The front and rear elevations sit parallel to one another.

The proposal would project 2.7m from the rear elevations of the two properties and would be erected 7.3m from the party boundary.

Overall, the proposed development would accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy of the occupants of No.27.

7 Preston Avenue

No.7 is a semi-detached dwelling situated to the west of the application site. The elevation that is orientated toward the gable wall of the application property contains several principal and large windows, that would warrant this being considered a principal elevation.

This has been given due consideration, given that there is an interface distance of circa 12m between this principal elevation and the side boundary of the application property, it is not considered that any severe harm would be caused to amenities or privacy.

A window is proposed to be installed on the side elevation, which is outlined to be obscurely glazed on the submitted plans. Notwithstanding this, this window would largely be concealed by hedging, separated by the highway of Preston Avenue and sufficient interface distance ensure there would be no unacceptable impact to the occupants of No.7.

Overall, the proposed development would accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy of the occupants of No.7.

No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity because of the proposed development.

Highways

The existing parking arrangements within the curtilage of the dwelling include hardstanding to the front and side of the property.

The proposed development would reduce some of the parking to the side of the property. However, two in-curtilage parking spaces would be retained and accessible.

Therefore, the proposed development would not be deemed to cause any unacceptable 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/09/2024	188184-02	A	PROPOSED FLOOR PLANS, ELEVATIONS AND SECTIONS. LOCATION PLAN.

Signed Case Officer¹: **Reece Black**

**Signed Authorising
Officer²:** **K Foster**

Date: **4 November 2024**

Informatives

Not applicable.

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