

Regeneration and Economic Development Department

APPLICATION NO: 22/00061/FUL

APPLICANT: Jennifer/Ben Bennett/Rodgers

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 49 Stratford Drive, Prescott, L34 1AN

KNOWSLEY LOCAL PLAN ALLOCATION –

Railway - Railway

South Prescott Action Area - Action Areas

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:

Prescot Town Council - No Comments Received

Network Rail – No objections in principle but requested that the applicant is made aware of the requirements in relation to works within 10m of the railway boundary. Details have been emailed to the agent.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a modern, three storey semi-detached dwelling. Permission is sought for the erection of a single storey extension wrapping around the side and rear elevation of the property. The

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extension would include a garage to the side and an enlarged open plans kitchen, dinning area and lounge.

The garage proposed to the side extension would measure 2.85m in width by a depth of 6.2m. To the rear of the garage the extension would step in, reducing the width by 1m. It would span the remaining depth of the dwelling plus project a further 3m beyond the rear elevation and wrap around the width of the original dwelling. The extension would be finished with a hipped roof, the ridge attaining a maximum height of 3.5m.

POLICY CONSIDERATION

The site is located within a residential estate; therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed extension would wrap around the side and rear elevation, with the side element being set back slightly from the front building line. The scale would be considered acceptable, and it would not appear unduly prominent within the street scene. The extension would consist of a hipped roof and the facing materials proposed would match the original dwelling. Overall, the design and scale of the proposed extension is considered to be appropriate for the host dwelling.

The proposed side extension would extend towards the common boundary with 51 Stratford Drive. It would sit adjacent to the side elevation and the driveway of this dwelling and therefore have no significant effect on the amenity values of this adjacent dwelling. Regarding the rear extension, it would project 3m beyond the original rear elevation of the property, plus that of the neighbouring dwellings. An extension of this scale would be in compliance with the Householder SPD and would not be deemed detrimental to the amenity/outlook of the dwelling on either side.

The existing layout includes a double length driveway to the side of the dwelling, part of which would be lost due to the proposed development. The extension includes a garage to the side, however as the internal width would be 2.55m, this would fall short the Council's standard set out in the Householder Development SPD and could not be considered as a contribution towards in-curtilage parking. The proposed site plan demonstrates that a replacement space could be accommodated to the front, retaining the existing level of parking for the property. As such the proposal would not raise any highway safety concerns.

CONCLUSION

The side and rear extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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.

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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 hereby permitted shall be brought into use until the area of hardstanding shown on drawing no 01; received on 23/03/22; has been laid out in accordance with that plan. The hardstanding shall be made available for the parking of cars at all times thereafter that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/01/2022	TQRQM2201116 3441666	-	LOCATION PLAN
23/03/2022	01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

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

Louise Everard
24 March 2022

Alan Kilroe
28 March 2022

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