

Regeneration and Economic Development Department

APPLICATION NO: 21/00098/FUL

APPLICANT: Mrs Laura Gibbs

WARD AFFECTED: Prescott North

DEVELOPMENT: DEMOLITION OF CONSERVATORY AND THE ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE CONVERSION OF GARAGE TO FORM HABITABLE ROOM

LOCATION OF SITE: 3 Cliftonville Road, Prescott, L34 2SX

KNOWSLEY LOCAL PLAN ALLOCATION:

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan: Core Strategy (2016)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (Adopted June 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

National Planning Policy Framework

Householder Development Supplementary Planning Document (2016)

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

PLANNING HISTORY:

Planning permission was granted for the erection of a two storey side extension to side of the dwelling to form garage with bedroom and ensuite shower room above, with a porch and canopy to the front on January 2001 (ref: 00/00728/FUL).

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.

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ISSUES AND ASSESSMENT:

The application relates to a two-storey semi-detached dwelling in Prescot. The property is currently extended at the rear by a conservatory and single-storey rear extension.

The proposal is for the demolition of the conservatory at the rear and the erection of a single-storey rear extension together with the conversion of the garage into a habitable room at the property 3 Cliftonville Road.

The proposed single-storey rear extension would extend beyond the rear wall of the dwelling by 4.7m and would measure 4.4m in length. The rear extension would consist of a pitched roof which would measure 2.6m to the eaves and a ridge height of 3.6m.

It is also sought to enlarge the existing single-storey rear extension. The development would be situated 0.150m from the party boundary and would remain extending 4m from the rear wall of the existing two storey side extension. The development would comprise of a mono-pitched roof style which ties back into the gable roof of the proposed single-storey rear extension. It would have an eaves height of 2.6m and a ridge height of 3.6m.

The proposed garage conversion would form a playroom at the property. The conversion would result in a habitable window replacing the garage door.

POLICY CONSIDERATIONS

The application site is identified as an area for Primary Residential Development on the Local Plan Policies Map. Therefore, a domestic extension and domestic garage conversion at the application site is considered acceptable in principle, subject to complying with the relevant local policies and guidance.

The relevant policies and guidance for the determination of this application are the Local Plan Core Strategy (2016) policies CS2 and CS19, the saved policies H5 and H8 of the Replacement Unitary Development Plan (2006) and the Householder Development Supplementary Planning Document (2016).

The key policies set out above require that house extensions show a high level of design, which would be in keeping with the character of the property and the immediate locality; maintains a good standard of amenity for existing and future occupants; avoids causing harm to privacy and outlook to preserve the amenities of the neighbouring dwellings; and would ensure that adequate vehicle parking and garden areas would remain for use by the occupants of the extended property.

DESIGN, ACCESS, AND CRIME PREVENTION

The application proposal would be faced in materials that would match those used in the construction of the exterior of the main dwelling. The design and scale of the proposal would be sympathetic and subordinate to the application dwelling and would be in keeping with the appearance and character of the vicinity. There are no issues raised in terms of crime and anti-social behaviour from the proposed development.

HIGHWAYS

There is a driveway at the front of the property which is of an adequate size to accommodate two in curtilage car parking spaces. The proposal would not affect the existing level of parking provision at the application site, nor would it result in any harm to highway safety.

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RESIDENTIAL AMENITY

No.5 Cliftonville Road

The Householder Development SPD (2016) states that a single-storey rear extension beyond 4m would normally be permitted if does not breach the 45-degree rule. The proposed rear extension would extend beyond the rear wall of the dwelling by 4.7m and would be located 0.280m from the party boundary. The proposal is considered compliant with the 45-degree rule and would result in no loss of light at the adjacent dwelling. The proposed rear extension by reason of its design, sitting and scale would appear to have no overbearing effect on the neighbouring dwelling, nor would it affect the privacy and outlook for the neighbouring occupiers.

The proposed enlargement of the existing single-storey rear extension at the property would retain the existing 4.0m projection beyond the rear wall of the two storey side extension and therefore would remain situated behind the neighbours conservatory by approximately 0.4m. The development raises no concerns regarding outlook, privacy, levels of light and obtrusiveness. The proposed development is considered compliant with policy CS19 of the Local Plan Core Strategy, the saved policies H5 and H8 of the Replacement UDP and the Householder Development SPD.

No.1 Cliftonville Road

The application site and 1 Cliftonville Road sit at angles to on another with the consequence that a ground floor window directly faces the existing rear extension at the rear of the property. The proposed development would bring the wall of the rear extension around 0.9m closer to the boundary and would alter the roof of the extension from a dual pitch to a mono pitch. As a result of the proposed development, the extension would have a greater impact on outlook, but it is considered that the effect would not be significantly harmful such that permission should be refused. It is considered that the proposed development by reason of the design, sitting, scale and massing would have not have an unacceptable impact on the neighbours' amenity regarding outlook, levels of light and privacy. The proposed development is compliant with CS19 of the Local Plan Core Strategy and the saved policies H5 and H8 of the Replacement UDP.

The proposed conversion of the garage at the property into a playroom raises no concerns in terms of privacy and outlook.

No. 6 and No.8 Hawthorne Road

The proposal due to its scale and sitting would avoid having an overbearing effect or causing unacceptable loss of privacy for neighbouring occupiers at no.6 and no. 8 Hawthorne Road. The proposal is considered compliant with policy CS19 of the Local Plan Core Strategy and the saved policies H5 and H8 of the Replacement UDP.

The proposal is considered to not cause detriment to the residential amenities of other properties surrounding the application site.

CONCLUSION:

The application proposal as amended is acceptable in terms of design and would result in no detrimental harm to residential amenity, highway safety and crime. The application complies with the local planning policies and guidance and therefore is recommended for approval.

RECOMMENDATION:

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- 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
09/02/2021	SL01	-	LOCATION PLAN
06/05/2021	P01	REV C	PROPOSED GROUND FLOOR LAYOUT
06/05/2021	P02	REV C	PROPOSED FIRST FLOOR LAYOUT
06/05/2021	P03	REV B	PROPOSED ROOF LAYOUT
04/05/2021	P04	REV B	PROPOSED FRONT ELEVATIONS
06/05/2021	P05	REV C	PROPOSED REAR ELEVATIONS
04/05/2021	P06	REV B	PROPOSED SIDE ELEVATION 1
04/05/2021	P07	REV B	PROPOSED SIDE ELEVATIONS 2
04/05/2021	P SP01	REV C	PROPOSED SITE PLAN

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

Rachel Maddison

7 May 2021

Alan Kilroe
10 May 2021

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