

Regeneration and Economic Development Department

APPLICATION NO: 22/00002/FUL

APPLICANT: Mr Fletcher

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A DETACHED BUILDING TO REAR GARDEN AREA FOR RECREATIONAL USE

LOCATION OF SITE: 7 Fletcher Avenue, Prescott, L34 6LN

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:

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 consent to erect a detached building at the rear of the rear garden of a modern detached house on Fletcher Avenue. The building would have dimensions of 10.8m wide and 4m deep with a height of 2.85m sloping down to 2.5m at the rear. To the north eastern half of the building a canopy would be erected to the front supported by a wall alongside the party boundary with 9 Fletcher Avenue and a support column. The building would comprise a store, gym and bar/seating area. The canopy would be to the front of the bar/seating area to give a covered seating area external to the building. The building would be of facing brick with an area of 'oak slate' on both gable elevations. The building would be 8m from the rear elevation of the house, with the support column and front edge of the canopy 4.8m from the back of the house.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

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DESIGN, ACCESS AND CRIME PREVENTION

The design is acceptable and would not be detrimental to the visual amenities of neighbouring properties or the area in general, or to the outlook of neighbouring properties. There is a high fence along the back boundary of the house which would shield much of the building from the view from the gable of the conservatory at the rear of the house at the rear, 10 Chapman Grove, whilst the gable of this house which the application dwelling faces, comprises a blank gable. The application raises no crime or anti-social behaviour issues.

The application complies therefore with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

There are no highway issues raised.

RESIDENTIAL AMENITY

The proposal is for a building for uses which will be for the enjoyment of the occupiers of the house in a primarily residential area and does not raise residential amenity concerns. Due to the proposed canopy support wall, and that on the opposite side of the building there would be the storage room door closest to the party boundary, with a small gym window adjacent, together with the fencing running along the party boundaries, the proposal does not raise privacy concerns.

The application complies therefore with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

CONCLUSION

The proposal is for a detached building, for domestic leisure use and a small storage area, in the rear garden of a detached house in a residential area. The building is satisfactory in design and would not be detrimental to the visual amenity of neighbouring dwellings or the area in general. The proposal does not raise residential amenity concerns and there are no highway issues. The application complies with planning policies 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.

- 3) The facing brick to be used on the external walls of the detached building hereby permitted shall match the facing brick of the existing house in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

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- 4) The gym and bar/seating area building hereby permitted shall be retained for use by the dwelling at all times and used only for private and domestic purposes and no trade or business use shall be carried out therefrom.

Reason: To safeguard the amenities of occupants of neighbouring dwellings and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/01/2022	A100	-	Location Plan plus Existing and Proposed Site Plan
05/01/2022	A101	-	Proposed Floor Plan and Elevations

Lee Osborne

4 April 2022

Alan Kilroe
5 April 2022

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