

<u>APPLICATION NO:</u>	24/00537/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	10 Central Avenue, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Site Description

The application relates to a two-storey semi-detached dwelling at no.10 Central Avenue. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks permission to erect a single storey side extension which would project 4m from the side elevation and have a total depth of 6m. A mono-pitch roof is proposed and would have an overall height of 4m (from the lowest ground level). A setback of 1.3m would be provided from the main front elevation and from the side boundary. To the front elevation, a window is proposed, with a set of patio doors to be featured to the rear. The proposal will be finished in matching brickwork to the exterior, matching roof tiles and matching window and door frames.

Consultations

Prescot Town Council: No comments received.

Representations

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

Planning History

None relevant

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 UDP, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

Knowsley Local Plan Core Strategy (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development Within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDS)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Proposed Single Storey Side Extension

The proposal would be constructed in matching materials and style to the original dwelling. A mono-pitch roof is proposed, which would appear in keeping with the main pitched roof design. There are also no windows proposed to the side elevation and the proposal would be set back from the front elevation by 1.3m. The proposed single storey side extension will therefore accord with Part 7.3 of the Householder Development SPD.

Neighbouring Amenity

No.12 Central Avenue

No.12 is the neighbouring dwelling to the west and the proposed extension will be sited close to the shared boundary with this property. However, a gap of 1.3m would be provided and there are no openings proposed to the side elevation facing towards no.12. Therefore, the impact in terms of loss of privacy or direct overlooking is deemed to be minimal. The impact in terms of overshadowing will also be acceptable, given that the proposal is for a single storey development, which will be suitably distanced and partly screened by a boundary fence. The proposal would also not project any further than the front and rear elevations of the main dwelling.

No.64 Manchester Road

No.64 is the neighbouring dwelling located to the rear which is positioned on a higher land level than the application site. Due to this, the proposal's impact in terms of loss of light or overshadowing will be negligible. The proposal will feature a set of rear patio doors which will face towards no.64. However, these will be distanced 10m away from the shared rear boundary and the existing rear fence will provide a degree of screening, ensuring that any direct overlooking or loss of privacy will be limited. The proposed patio door is also not considered to have any, greater significant impact than the existing rear elevation openings.

No.9 Central Avenue

No.9 is the opposing dwelling to the front of the site. The proposal would include a window to the front elevation which would face towards no.9. However, a distance of 17m would be provided to this neighbour's front elevation and the proposed window is not considered to have any, greater significant impact than the existing front elevation openings. The proposed extension would also be set back from the front elevation by 1.3m. The impact in terms of loss of privacy and overshadowing is therefore deemed to be minimal.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extensions will appear proportional and subordinate to the main dwelling. The proposed side extension would be visible from Central Avenue. However, it would be set back from the main front elevation by 1.3m and would be finished in matching materials, ensuring that it appears in keeping with the character of the original dwelling. The proposed openings would also appear visually cohesive with the existing windows and doors. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The application property would remain as a 3no. bedroom dwelling. The existing hard surfacing to the front will be retained for the parking of at least 3no. vehicles. The proposal would, therefore, achieve the parking standards contained within Appendix A of the Ensuring a Choice of Travel SPD, which requires 2no. spaces for a 2/3no. bedroomed dwelling. As such, the proposal is considered to have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would maintain over a 1m gap to the side for the storage of waste and recycle bins. The proposal is therefore deemed to be acceptable in terms of waste management, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development High Risk Area by the Coal Authority. An informative will therefore be attached to provide further information regarding this.

The application site also has an estimated 3-5% risk for radon. When extensions are

made to buildings in high radon areas, the Building Regulations require that protective measures are taken against radon entering the building. An informative will therefore be attached to provide further information regarding this.

Conclusion

The principle of the development is considered acceptable, and the proposal would have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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 Policy CS19 of the Knowsley Local Plan Core Strategy (Adopted January 2016), Saved Policy H8 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), the Householder Development SPD and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/10/2024	PP-13459249v1		Location Plan
09/10/2024	102	Rev. 3	Site – Existing and Site – Proposed
09/10/2024	02	Rev. 3	10 Central Avenue.02 [Proposed Plans & Elevations]

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **20 November 2024**

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

Informatives

1. The proposed development lies within a High-Risk area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

2. The applicant is advised that the estimated probability of the property being above the Action Level for radon is 3-5%. When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations require that protective measures are taken against radon entering the building. It is therefore advised that the applicant should visit the following link for further information <https://www.ukradon.org/> and/or contact a Building Control body.