

<u>APPLICATION NO:</u>	24/00085/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	4 Steward Court, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 4 Steward Court, Prescot and is situated in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is an end-terraced dwelling and is brick facing on its front, side and rear elevations, together with mahogany UPVC openings and grey, interlocking roof tiles.

The front elevation is South-facing and is located at the top of Cable Road adjacent the turn head. The plot is an irregular shape that extends to the side and rear of the property and features boundary treatment of timber fencing together with concrete posts. To the North of the site is a used car dealer and a Texaco garage to the North-East. The site is otherwise bounded by other residential dwellings.

To the West of the application property is a tree approximately 4.5m away from the boundary.

Proposal

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

The proposed development would project 2.59m from the existing side elevation, then span a depth of 7.75m and have a width of 3.59m on the rear elevation, with a depth of 3.94m to adjoin to the existing rear elevation of the dwelling.

This would be served by a dual-pitched roof, which would measure at 2.48m at the eaves and 3.78m at the highest point. The front elevation of the proposal would feature a window, with obscure glazing and both side elevations to the rear would feature windows.

The application has been submitted under a disabled fee exemption and has been supported by a memorandum to confirm that the application is to assist with the residential care and support of a disabled child at the property and the proposal has been recommended by an occupational therapist*.

Consultations

Whiston Town Council - No Comments Received.

Representations

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This application has been publicised by letters sent to 13 neighbours. No representations have been received.

Planning History

No relevant 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

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 states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing on all its elevations together with mahogany UPVC windows and tiled roofing. The existing side and rear extension is brick facing on its front, side and rear elevations and the proposed development would include materials that are in keeping with the existing extension. the proposed development would also feature a pitched roof.

The front elevation of the proposal would feature a window. The Application Form states that this window would be obscurely glazed and is also stated on the submitted Proposed Floor Plans and Elevations that obscure glazing to sanitary room.

Overall, the proposal would have an acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

3 Steward Court

No.3 is the adjoined property and is sited to the East of the terrace row. The front and rear building lines of no.3 sit parallel to the application site.

The proposal would not surpass the 4m parameter from the existing rear elevation, outlined in the Householder Development SPD.

The proposed development would also be situated approximately 4.20m away from the party boundary between no.3 and the application site.

There is also sufficient party boundary treatment between the rear gardens of No.3 and the application site in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of no.3.

5 Steward Court

No.5 is the adjacent property and is sited to the North-West from the application site and is oriented at a 45-degree turn in contrast to the application site to accommodate the curve in the highway. There is an approximate interface distance of 12.8m between the two gable walls of the properties.

The rear elevation of no.5 is set further back approximately 5.5m than the rear elevation of the application property. The proposal would not project beyond the rear elevation of no.5. The proposal would leave roughly 6.5m from the side elevation of no.5.

The proposal would feature windows, one on the (West facing) side elevation, given that no.5 features no windows on its gable walls, it would not facilitate any overlooking between the two properties.

Overall, it is considered that the proposed development would be in accord with the

Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of no.5.

No other local residential properties are considered to suffer any adverse harm to their amenities or privacy as a result of the proposed development.

Highways

The proposed development would not be considered to have an impact on any existing parking provisions as the proposal is situated to the side and rear of the dwelling and would not result in the loss of any existing parking spaces. Furthermore, it is observed that cars park on the highway, it is unlikely that the proposal would result in any significant highway pressure and parking within the locality, but any additional parking requirements generated could be accommodated within the highway locality and would not be considered to result in any adverse harm.

Therefore, the proposal would not impact on highway safety and would be acceptable.

Trees

As established and seen from the site photos, there is a street tree adjacent to the plot boundary of the site. No Tree Survey has been submitted in support of the application. However, given that the proposal would be sited approximately 6.5m away from the central point of the tree, it would not be deemed proportionate to request a Tree Survey be completed and submitted. Furthermore, the application property does not appear to have its Permitted Development Rights withdrawn and subsequently in principle, a side extension could be erected to a similar footprint.

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.

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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
20/02/2024	2000643-02	-	PROPOSED FLOOR PLANS AND ELEVATIONS
20/02/2024	2000643-01	-	LOCATION PLAN AND EXISTING FLOOR PLAN AND ELEVATIONS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **11 April 2024**

Informatives

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

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- 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

Standing Advice valid from 1st January 2023 until 31st December 2024

- 2 The applicant should be made aware that some parts of the application site are identified in bands of elevated radon potential. Maximum radon potential is 10-30%. In areas where it is estimated that 10% or more properties will be affected by high levels of radon, 'full protection' will be required. Please discuss further with the appointed building surveyor when obtaining the building regs.

Further information is also available at: <https://www.ukradon.org/information/buildingregs>