

<u>APPLICATION NO:</u>	23/02778/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	5 Knowsley Park Lane, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY FRONT AND SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION		

Site Description

The application site comprises a detached brick built house with attached garage together with associated garden curtilage. The rear garden is large and slopes down with steps down from the patio.

Proposal

The application seeks to demolish the existing garage and to erect a two-storey extension to the side of the house comprising a garage to the ground floor with a bedroom extension and en-suite together with a bedroom on the first floor. Across the rear of the house, including the two-storey side extension a single storey extension is proposed comprising a open plan lounge, dining room and kitchen extension together with a walk-in pantry and utility room. To the front of the house a two-storey extension is proposed central to the existing house comprising entrance hall extension and stairs to the ground floor with void and stairs above. The house as a whole, including the side and rear extension, would be rendered with cream coloured k-render.

The two-storey extension to the side of the house would be the depth of the existing house, 6.1m, and a width of 4m with the pitched roof tied into the roof of the existing house with the same ridge height. No windows would be installed to the side elevation of the extension.

The rear extension would be the width of the extended house at 14.2m and a stated depth of 3.6m (albeit the drawing scales off at 3.8m). The extension would have a sloping roof with a maximum height of 3.6m. There would be glazed folding doors, and full length glazed panels to the rear elevation together with rear door and glazing. The roof would be tiled with 3 roof lights within.

The front extension would have a width of 8.7m and a depth of 2.7m with the pitched roof hipped into the existing roof and attaining a height of 7.5m, 0.6m below the ridge of the existing roof. The ground floor would have an entrance door with glazing adjoining on the front elevation with glazing across the front to the same width at first floor level on the front. The side elevations would have windows at both ground and first floor levels. The extension would be brick built with the roof tiled to match the existing.

Consultations

Prescot Town Council - No comments received.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

K/APP/1274 - PLOT 5 KNOWSLEY PARK LANE:- DETACHED HOUSE. Granted: 01.04.1976.

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.

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

Householder Development Supplementary Planning Development

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reason(s) for refusal - which may

lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

Assessment

The application proposes extensions to a house in a residential area and the development is therefore acceptable in principle.

Design and Visual Amenity Considerations

The front extension is satisfactory in design and would not be detrimental to the neighbouring properties or the visual amenity of the area. Indeed, the proposal would add interest to the street scene by this addition to a rather plain looking house. The outlook of neighbouring properties would not be affected due to the depth of the extension and the distance from the boundaries.

The single storey extension is acceptable in design and would not be detrimental to the visual amenities of neighbouring properties or the area in general. The extension would comply with adopted Council policy which allows such extensions on the rear of the dwellings to extend up to 4m in depth on the party boundaries. As such it is considered that the extension would have an acceptable impact on the outlook of neighbouring dwellings.

These two elements of the proposal would by themselves comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

With regard the two-storey extension proposed to the side of the house the proposal conflicts with adopted Council policy with regards such extensions as noted in the adopted Householder Supplementary Planning Document. The Householder Development SPD states the following:-

“7.2 Two storey side extensions (and provision of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future. A terracing effect is considered to be undesirable in areas of primarily detached or semi-detached dwellings as these leads, in the long term, to a significant reduction in the openness, local distinctiveness and spatial quality of these housing areas, as well as an alteration in the architectural style of the areas. In meeting these requirements, the following guidelines should be adhered to:

- Either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

- The above requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect. A relaxation may also be made if the existing character of the area is primarily terraced. The roof of the extension should normally be at a lower level than the original. Where the original dwelling has a hipped roof, the roof of the proposed extension should normally also be hipped. Conversely, where the original dwelling has a straight gable, then the

extension should (provided the neighbours would not suffer significant loss of light as a result) also have a straight gable. Two storey extensions should not have flat roofs...."

3 Knowsley Park Lane has a distance of approximately 1m from the gable to the party boundary with the application property, which is in line with the policy. However, the proposed two storey side extension is neither set in from the party boundary or set back 1m at first floor level with a corresponding drop in height. As proposed there would be a terrace effect in appearance when the properties were viewed obliquely from up or down the road, and with no roof drop this effect would be further strengthened. To alleviate any potential terrace effect, the first floor could be set back 1m at the front with a corresponding drop in roof height of 0.3m. Alternatively the extension could be set in 1m from the boundary which would alleviate the terrace effect and would give a distance in such instance of 2m between the gables of the extensions of the two properties. Either would assist in maintaining the character of the area and be policy compliant. The applicant has been advised of this and that the application could not be supported unless revised to comply with policy but has decided that they wish the application to be determined as existing and they will appeal the decision to The Planning Inspectorate if the application is refused planning permission. As such the two storey side extension proposal would by reason of the scale, position and design be detrimental to the street scene by virtue of the terracing appearance when the property was viewed from up or down the road.

As such this element of the proposal would conflict with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP together with the Householder Development SPD with regards design and visual amenity considerations.

Parking and Highway Considerations

The garage and drive would give two parking spaces and the front garden area has space for additional parking should planning permission be granted. No other highways issues are raised.

As such the application complies with CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP with regards highways considerations.

Residential Amenity Considerations

The proposal is for extensions to a house in a residential area and as such raises no residential amenity concerns and there would be no privacy or overlooking issues.

As such the application complies with CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP with regards residential amenity considerations.

Conclusion

Whilst the proposals raise no highways or residential amenity concerns the two storey side extension, with no set back at first floor level and drop in roof height, or alternatively being set in 1m in from the party boundary, would initiate a terracing effect which would be detrimental to the street scene and character of the area. This aspect of the proposals would conflict with Policies CS2 and CS19 of the Core Strategy and with Saved Policy H5 and H8 of the UDP, together with the adopted Householder Development SPD and the application is therefore recommended for

refusal.

Recommendation

That Planning Permission be refused for the following reason:-

- 1) The proposal would, by reason of the scale, position, and design of the two storey side extension, be detrimental to the street scene and thereby to the visual amenity of the area: in particular because of the potential terracing effect it would create in a road of predominantly detached houses. As such the proposal would be contrary to Policies CS2 and 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 June 2006 together with the Householder Development Supplementary Planning Document adopted June 2016.

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **24 January 2024**

Informatives

1. The refusal of planning permission was based on the following drawings submitted with the planning application:-
 - Location Plan received 10.11.2023;
 - Full Working Drawings, reference Drawing Number 02, received 10.11.2023.
2. The proposed development lies within an 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.

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

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

Appendix 1 – Site Photographs