

<u>APPLICATION NO:</u>	23/02700/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	42 Poplar Grove, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR SIDE EXTENSION		

Site Description

The application site is a semi-detached house and associated garden area located on Poplar Grove close to the junction with Willow Grove. The house has a single storey extension to the side. The dwelling is angled to face the junction and the site is triangular.

Proposal

The proposal is to erect a first-floor extension above the existing single storey side extension to the same dimensions. The length of the extension would be 5.2m with a depth of 2.1m with the rear corner angled in due to the site shape, the same as the existing ground floor extension. The roof would be hipped into the hipped roof of the house, with the ridge approximately 0.6m lower than the main ridge. The extension would be set back approximately 1.9m from the front of the house, as is the existing extension. The extension would comprise a bedroom.

Consultations

Prescot Town Council - No comments received

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Article 35 Statement

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.

Assessment

The application is for an extension to a house in a residential area and is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design is acceptable and in character with the existing house. The neighbouring house has windows on the side, but the windows mainly affected are hall and landing windows with kitchen and bedroom windows towards the rear which also have windows on the rear elevation. As such it is considered that the proposal would adversely affect outlook for the neighbouring property. The proposal would be acceptable in the street scene and would not be detrimental to the visual amenities of neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved policies H5 and H8 of the UDP.

Residential Amenity Considerations

The proposal is for an extension to a house in a residential area and raises no residential amenity concerns. There is a window proposed on the rear of the proposed extension but due to the small scale (0.8m wide) and the position (adjacent the rear corner of the existing house) this would not cause any overlooking or loss of privacy to the extension.

The extension complies with Policies CS2 and CS19 of the Core Strategy and saved policies H5 and H8 of the UDP.

Parking Considerations

Most of the front garden area is hard surfaced with a small, planted area to the front of the living room. It is considered that the proposal would not lead to parking issues.

The proposal complies with Policies CS2 and CS19 of the Core Strategy and saved policies H5 and H8 of the UDP.

Conclusion

The proposal is for an extension above an existing side extension and is acceptable in design. The proposal would not cause loss of visual or residential amenity and does not raise parking issues. The application complies with planning policies and is 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 extension hereby permitted shall be rendered to match the existing single storey extension to the side, and the roof of the extension shall be tiled to match the roof of the existing house.

Reason: In the interests of visual amenity and to comply with 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 in June 2006.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the side or rear elevations of the extension hereby permitted other than those shown on the approved plans.

Reason: In the interests of privacy having regard 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 in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/11/2023	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
12/11/2023	-	-	LOCATION PLAN AND PROPOSED BLOCK PLAN

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **2 May 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

