

<u>APPLICATION NO:</u>	24/00480/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	10 Lloyd Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION WITH EXTERNAL LANDSCAPING WORKS		

Site Description

The application relates to a two-storey detached dwelling at no.10 Lloyd Road, which has an existing attached side garage and a rear conservatory. 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 to erect a single storey side and rear extension, as well external landscaping works to the rear garden, following the removal of the existing rear conservatory. The proposal would 'wraparound' the application dwelling and adjoin onto the existing side garage. It would extend from the original rear wall by 3.375m and 2.73m from the original side elevation. It would have a total depth of 7.726m and a total width of 11.8m. A GRP flat roof is proposed and would measure 3.345m to the highest point. To the rear elevation, a set of bi-folding doors and two windows are proposed, with the west side elevation to feature a door and a window, and the east side elevation to feature one window. The proposed development will be finished in matching facing brickwork to the walls and uPVC double glazed windows and aluminium bi-fold doors/windows.

The proposal also includes external landscaping works to the rear garden to increase the hard-surfaced areas and install a set of steps leading to a lower, levelled garden area. A retaining wall/planter will be installed to define the two different garden levels.

Since submission, amended plans have been received to revise the proposed external landscaping works.

Consultations

Prescot Town Council: No comments received.

Representations

This application has been publicised by letters sent to 3no. neighbours. No representations have been received.

Planning History

20/00737/FUL - Erection of a first-floor side extension and a two-storey side and rear extension. Granted, 27.01.2021.

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 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 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 proposed single storey side extension would be finished in matching materials and is deemed to be a proportionate addition. Whilst a flat roof is proposed, this will not be highly visible, given its siting to the rear and that the existing side garage will screen it. Moreover, given that the proposal will be built close to the shared side

boundaries with no.8 and no.10 Lloyd Road, it is considered that a flat roof, in these circumstances, would be appropriate in reducing the proposal's impact upon loss of light and overshadowing to these neighbours. Whilst windows are proposed to the side elevations, these are not considered to have any, greater impact than the existing glazed conservatory. The proposal would therefore accord with the guidelines under Part 7.3 of the Householder Development SPD.

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project 3.375m from the original rear wall and would comply with the 4m threshold. The proposal would therefore accord with the guidelines of Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.8 Lloyd Road

No.8 is the adjacent dwelling to the west of the site where the proposed extensions will be sited close to the shared boundary with this property. However, a 0.9m gap will be provided and no.8 has an existing rear conservatory which will screen majority of views of the proposed extensions. The proposal is also for single storey developments, with a flat roof and no.8 features a south-facing rear elevation and garden. Therefore, the impact in terms of overshadowing and loss of light is deemed to be acceptable. A window and a door are proposed to the side elevation facing this neighbour. However, these are to serve a non-habitable room of a utility and the impact in terms of loss of privacy or direct overlooking is deemed to be minimal. The existing fence will also obscure views from these new openings and of the proposed external landscaping works to the rear garden.

No.12 Lloyd Road

No.12 is the adjacent dwelling to the east of the site and the proposed rear extension will be sited close to the shared boundary with this property. A window is also proposed to the side elevation facing towards no.12. However, a gap of 0.9m will be provided and the existing fence will obscure views of the proposed extension, its openings and of the proposed external landscaping works. The proposed window is also not deemed to have any, greater impact than the existing glazed rear conservatory (to be removed). The proposed rear extension would also be below the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid causing overshadowing, loss of outlook or loss of privacy. Additionally, it is not considered that the proposed side extension would have an impact upon residential amenity to this neighbour, given that it would be screened by the application property and the proposed rear extension.

No.2 Hamnett Road

No.2 is the adjacent dwelling to the rear. The proposal will feature a set of glazed bi-folding doors and 2no. windows to the rear elevation, which will face towards no.2. However, these will be distanced over 7m away from the shared rear boundary and the existing fence would provide some screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings or glazed rear conservatory. The existing fence will also fully screen the proposed external landscaping works to the rear garden.

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. Whilst a flat roof is proposed, the proposed extensions would not be highly visible from the street scene of Lloyd Road, given their siting to the rear and that they will be screened by the application dwelling and the side garage. There are also many properties within the vicinity which feature single storey side and rear additions, and the proposal is deemed to appear in keeping with the character of the existing developments within the surrounding area. The proposed extensions will also be finished in matching materials, and this will be secured by way of a condition. Additionally, the proposed landscaping works are deemed to appear in keeping with the varied landscaped gardens of the surrounding area. 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 UPD and the Householder Development SPD.

Access, Parking and Highway Safety

The application property would remain as a 4no. bedroom dwelling. The proposal would retain the existing garage and there is hard surfacing to the front providing off-street parking provisions for 3no. vehicles in total. The proposal would, therefore, achieve the parking standards contained within Appendix A of the Ensuring a Choice of Travel SPD, which requires 3no. spaces for a 4no.+ 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 proposed side extension would maintain the existing 0.9m gap to the side which provides adequate access to the rear for the storage of waste and recycle bins. The proposal is therefore 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 10-30% 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 proposal is considered acceptable and 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
20/09/2024	PP-13410367v2	-	Location Plan
20/09/2024	LloydRd/Extension/T/01	##	Exist & Proposed Layout Plans & Elevations
20/09/2024	LloydRd/Extension/T/02	##	Structural Layout Plans & Elevations
14/11/2024	LloydRd/Extension/T/04	V2	Proposed Layout Site Plans
20/09/2024	LloydRd/Extension/T/05	##	Existing and Proposed Block Plans
14/11/2024	LloydRd/Extension/T/06	V2	Proposed Layout Services - Electrics
14/11/2024	LloydRd/Extension/T/08	V2	Proposed Landscaping – Sections Electrics and Drainage
20/09/2024	2555-SCE-00-GF-DR-S-1000	Rev. P02	Proposed Strip Foundation Layout and Details

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **26 November 2024**

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.

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

2. The applicant is advised that the estimated probability of the property being above the Action Level for radon is 10-30%. 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.