

<u>APPLICATION NO:</u>	22/00528/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	
<u>LOCATION:</u>	43 Hawthorne Road, Prescot, Knowsley, L34 2SY		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The host property is a semi-detached dwelling located within a Primarily Residential Area accessed off Hawthorne Road. The property comprises of a part pebble dash render part brick to its principal elevation and brick facing to its side and rear elevation. It features white UPVC windows and doors.

The property has a hardscaped garden and tarmacked drive running along the length of the host property.

Proposal

The applications seeks permission for the development of a single storey side and rear extension. The proposal would provide an extended kitchen and living area together with utility and WC.

The side extension would be set back .2m from the principal elevation of the property. It would span a width of 2.2m and project a depth of 11.1m and wrap around the rear elevation of the original dwelling house where it would span a width of 7.83m.

One window is located at the principal elevation, the side elevation would include 1 door situated in the proposed utility room and two double doors are located to the rear elevation. The extension would be served by a hip roof measuring 2.5m at the eaves and 3.6m at its highest point and would include 3 velux windows.

Consultations

None Required

Representations

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

Planning History

No relevant planning history associated with the site.

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plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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.

The site is identified as land located within a Primarily Residential Area. 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.

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 **Design**

The proposed development relates to the construction of a single storey side and rear extension. The Householder Development SPD is a material consideration for the purposes of this planning application and states that single storey extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed development would be rendered in a pebble dash finish to its principal elevation whilst brick facing to its side and rear elevation. As such, the proposed finish would be harmonious with the materials finish found at the host property and would be in accordance with the guidance set out in the Householder Development SPD. New windows and doors will replace the existing openings but would be consistent with the current design and character of the host property.

The proposed extension would be served by a hip roof and would follow the roof line of the existing host property and is therefore in accordance with the Householder Development SPD.

The proposed materials and finishes are in keeping with the existing property and a condition should be attached to the application to ensure that the proposed materials and finishes match the existing features of the property to ensure the character of the property is maintained and enhanced.

Residential Amenity

41 Hawthorne Road

No. 41 is the adjoining property and contains a part single storey rear extension to the far side of the property. The single storey rear extension contains 1 door which includes obscured glazing facing the property boundary. The proposed development would project 3m from the rear elevation of the original dwelling house. The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to neighbours. It further states that single storey rear extensions 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. The proposed development projects a depth of 3m and is therefore within the parameters set by the SPD.

Whilst the door at no 41 would be facing the proposed development it is not considered that this would result in a negative outlook given that it is obscured glazed and therefore it is not considered that the proposed development would adversely affect the residential amenity in relation to this property.

45 Hawthorne Road

The proposed development would maintain a separation distance of 1.2m to the property boundary with no. 45. No. 45 has been previously extended in the form of a two-storey side extension together with a single storey rear and lean to extension.

This property has 1 window located on each floor at its gable elevation. The ground floor window is not obscured glazed and appears to serve a utility room according to the planning history associated with that property (ref: 99/00018/APP). The proposed development would not result in a negative outlook due to boundary fencing which measures 1.8m in height and would largely obscure views of the proposed

development together with the fact that it would not overlook a habitable room. The property also has a single storey rear extension, and the rear aspect of the proposed development would sit virtually parallel to the neighbouring extension.

Accordingly, it is not considered that the proposed development would result in impacts to residential amenity in relation to this property.

90, 92, 94 St James Road

These properties are located at the rear of the dwelling house. It is not considered that the proposed development which is single storey would negatively affect the residential amenity in relation to these properties.

No other properties would be affected.

Highways

The host property is a 3 bedroom dwelling. The Ensuring a Choice for Travel SPD requires parking provision of 2 car parking spaces for 2-3 bedroom dwellings. Due to the loss of the parking space to the side of the property this would limit the number of parking spaces to 1 within the curtilage of the property.

The applicant has confirmed that they intend to resurface the front garden to provide additional parking spaces. Following the construction of the proposed development the front garden and existing hardstanding would measure 5.3m – 6.11m in length by a width of 9.17m

The proposed site plan indicates that the driveway would allow for a drive measuring 5.3m – 6.11m in length by a width of 9.17 following the construction of the development. The Householder Development SPD would require a double parking space of 5m in length x 5.7m in width. As such, there would be adequate space to accommodate the required number of parking spaces. However, to ensure adequate parking remains within the curtilage of the property a condition should be imposed to ensure this.

Accordingly, the proposed development would not have an adverse impact on highways.

Conclusion

It is considered that the development would be acceptable in terms of design, residential amenity and highway safety and complies with the relevant Core Strategy, Replacement UDP and guidance in the NPPF and PPG and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will 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.

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.

- 4) No part of the development hereby permitted shall be brought into use until an area of hard standing in addition to that already existing within the property has been laid out in accordance with details which have previously been submitted to and approved by the Local Planning Authority. The hardstanding shall be laid out such that 2 space(s) measuring 5.7 metres by 5 metres, are provided side by side and the dropped kerb shall be extended in accordance with the specification of the Local Planning Authority. The additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The agreed area shall be retained as such at all times that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15.09.2022	001 REV A		LOCATION PLAN
15.09.2022	002 REV A		PROPOSED BLOCK PLAN
15.09.2022	003 REV A		PROPOSED FLOOR PLAN
15.09.2022	004 REV A		EXISTING AND PROPOSED FRONT ELEVATIONS
15.09.2022	005 REV A		EXISTING AND PROPOSED SIDE ELEVATIONS
15.09.2022	006 REV A		EXISTING AND PROPOSED REAR ELEVATIONS
15.09.2022	007 REV A		EXISTING AND PROPOSED OTHER SIDE ELEVATION
15.09.2022	008 REV A		EXISTING FLOOR PLAN

Signed Case Officer: John Fleming

Signed Authorising Officer: Mark Quinn

Date:

11/10/22

COAL INFORMATIVE

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

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

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

Appendix 1 – Site Photographs



