

Regeneration and Economic Development Department

APPLICATION NO: 21/00325/FUL

APPLICANT: Mr Jonathon Collins

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF A PART TWO STOREY/PART SINGLE STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 13 Gilbert Road, Prescott, L35 5AG

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Proposed Tram Line - Proposed Merseytram Tramway - Line 2 Within 200m Buffer

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - Prescott/Whiston Area

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

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

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a part two storey/part single storey side extension, single storey front extension and single storey rear extension to the semi-detached property at 13 Gilbert Road in Prescott. The proposal would provide a new W.C. and extended lounge/dining room at ground floor level and extended bedrooms at first floor level. Plans as originally submitted have been amended to

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

lower the ridge height of the proposed two storey side extension and to reduce the scale of the proposed single storey rear extension.

The proposed single storey front extension projects approximately 1.3m in front of the principal elevation of the property and would measure 1.2m in width to adjoin an existing front porch. The proposed part two storey/part single storey side extension would also extend 1.2m at the side and would measure 7.5m in length to wrap-around with the proposed single storey rear extension. The side extension would have a pitched roof which would measure approximately 5.2m in height to the eaves and 7.5m to the ridge. The rear extension would project approximately 2.8m from the rear elevation of the existing property and would measure 5.3m in width. The development would also have a lean-to roof measuring 2.5m in height to the eaves, with a maximum height of 3.3m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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.

DESIGN

The proposed front extension would not project beyond the existing front porch and would not be prominent. The proposed side extension would be set back from the principal elevation of the property and as No. 13 sits slightly behind No. 11 Gilbert Road, the set back would be sufficient to prevent a terracing affect with No. 11's two storey side extension. The proposed development would also be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the position and proximity of the proposed front and side extension to No. 15 Gilbert Road, it would not adversely affect the amenity of the occupiers. Plans were amended to reduce the scale of the proposed rear extension and as such, the proposal would comply with the Householder Development SPD which generally supports single storey rear extensions of up to 4m. Subsequently, the extension would not significantly affect the outlook or levels of light to No. 15.

The proposed front and side extension would sit adjacent to the gable wall of No. 11's two storey side extension. There are no windows on the gable of the neighbour's extension and therefore, the proposed development would not be detrimental to amenity. Due to the staggered relationship between No.'s 11 and 13, the rear elevation of No. 13 sits slightly in front of the rear elevation of No. 11. As the proposed rear extension would not project more than 4m at the rear in relation to No. 11, it complies with the Householder Development SPD and would not appear unduly overbearing to residents.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

None.

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.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/04/2021	-	-	LOCATION PLAN
14/06/2021	21019-04	E	PROPOSED SITE PLAN
14/06/2021	21019-05	E	PROPOSED FLOOR PLANS
14/06/2021	21019-06	E	PROPOSED ELEVATIONS

Informatives

- 1 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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\5s3v14ol\21_00325_ful 13 gilbert road.rtf

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

Chloe Roberts

15 June 2021

Alan Kilroe
15 June 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02