

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00292/FUL **CASE OFFICER:** Andrew Hunt

WARD: Prescott North **PARISH:** Prescott
Town Council

LOCATION: 43 Fletcher Avenue, Prescott, Knowsley, L34 6LN

PROPOSAL: ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION,
FRONT PORCH AND SINGLE STOREY FRONT EXTENSION

Site Description

The application site is a Semi-detached house in a residential area at Fletcher Avenue. The site is shaped as a rectangle. There are residential properties to the north, east, west and south. There is a single storey extension at the rear of number 45, adjacent to the site. However there does not appear to be a planning records of this.

Proposal

The proposal is for the erection of a two storey side and rear extension, front porch and single storey front extension.

Consultations

N/A

Representations

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

Planning History

None relevant

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Character of Area

The two storey extension would be set back at first floor level by more than 1 metre (around 1.24 metres) from the ground floor front of the extension. Therefore, the application complies with the Householder SPD in relation to setback at first floor level. The roof would also be pitched like the existing roof. Therefore, there would be no harm to the character of the area.

Neighbour Amenities

In relation to 41, the extension would be two storey and would project more than 3 metres beyond the rear of the dwelling. Therefore, the application would need to

comply with the 45 degree rule. The application has been amended to comply with the 45 degree rule in relation to 41 at both first floor and ground level.

In relation to 45, the application would also comply with the 45 degree rule and therefore is considered to be acceptable.

Overall, it is considered that there would not be significant harm to amenity.

Highways

NPPF para 115 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would increase the amount of bedrooms to 4 spaces. According to the householder SPD, this should provide 3 parking spaces. The proposal would reduce the parking spaces from 2 to 1. However, there is an extensive stretch of road on Fletcher Avenue to the north east. This contains no driveways and allows significant amounts of car parking and is located less than 50m away from 43. Given the amounts of off street parking nearby, the reduction to 1 parking space would not cause significant harm to highway safety. As a result, the application complies with NPPF para 115.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-
 - a. Proposed Plans and Elevations – Rev G (received 08/08/2024).
 - b. Location Plan – 02 – Rev A (received 21/06/2024).

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 Policy 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.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising
Officer²: **K Foster**

Date: **20 August 2024**

Informatives

N/A

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