

APPLICATION NO: 24/00149/FUL **CASE OFFICER:** Maxine Wishart

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

LOCATION: 13 Chorley Road, Prescott, Knowsley

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO SIDE, RAISING OF EAVES AND RIDGE HEIGHT OF MAIN DWELLING BY 1.2M INCORPORATING DORMER AND ROOFLIGHT TO FRONT AND APEX WINDOWS TO SIDE TOGETHER WITH TWO STOREY EXTENSION TO REAR INCORPORATING APEX WINDOWS AT FIRST FLOOR AND ROOFLIGHTS TO SIDE ROOF SLOPES TO PROVIDE BATHROOM AND 2 NO. BEDROOMS ONE WITH EN-SUITE, INTERNAL RE-CONFIGURATION TO FORM NEW ENTRANCE AND DEMOLITION OF EXISTING SIDE EXTENSION, ENTRANCE PORCH AND FLAT ROOF KITCHEN EXTENSION TO THE REAR

LOCAL PLAN POLICIES MAP ALLOCATION

Primarily Residential Area

Site Description

The application relates to a bungalow located on the western side of Chorley Road, Prescott. The detached bungalow occupies an elevated position on the plot. The property is a bungalow with living accommodation across one level comprising two bedrooms; bathroom; living and dining room; kitchen and hall served via a side extension and porch. The kitchen was housed in a flat roof extension to the rear which at the time of Officer's site visit had recently been demolished. One of the bedrooms is housed within an outrigger to the rear of the property. The existing entrance is to the northern elevation.



The dwelling sits behind an existing low-level brick wall and vehicular access gates which run along the site frontage. A driveway runs along the southern boundary of the site which leads to a disused detached garage within the rear garden.



The host dwelling is surrounded by other residential dwellings of varying age and character. Further to the northwest of the application site sits commercial premises including a vehicle repair workshop accessed off Huyton Lane and a car wash; office use and bathroom and kitchen centre off Liverpool Road. Further to the south of the application site, beyond Wood Lane, lies the King George V playing fields.

Proposal

The proposed development would involve the raising of the eaves and ridge height of the bungalow by 1.2 m and a two-storey extension to the rear together with a dormer within the front roof slope to provide a second floor for additional living accommodation within the roof space. The proposed first floor would accommodate 2 no. bedrooms an en-suite and a bathroom with a new staircase. Apex windows are proposed both within the proposed rear and side elevations at first floor and rooflights within the front and side roof slopes. The proposed development would subsume the existing outrigger currently providing a bedroom and the flat roofed kitchen extension at the rear which has been demolished.

The application also proposes the erection of a single storey extension to the side which would provide a utility room and which would measure 2.3 m by 3.86 m. In addition, it is proposed to demolish a porch and entrance structure to the northern elevation of the dwelling and internal re-configuration which would allow for a new entrance and hallway to be accessed off the southern elevation. Ground floor accommodation would comprise Living room; bedroom; bathroom; lounge / dining area; kitchen and utility room and entrance hall / stairway.

Consultations

Prescot Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 8 neighbours.

There has been one letter of objection. The representations are summarised as follows:-

- Visual amenity
- Loss of privacy - The proposed design for the rear aspect of the building includes two large windows which will encroach on our privacy, overlooking into our garden and into our living and bedroom areas.

Planning History

None.

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. 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 located within a Primarily Residential Area. As such, an alteration to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (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

Layout

The host dwelling occupies a plot within a street surrounded by other dwellings. There is a garden area to the rear, currently accessed via a driveway which leads to a detached garage located to the southern end of the plot. There is a garden to the front enclosed by a low level brick wall.



Google Streetview 2009



Google Streetview 2022



Site 2024

The proposal would see the demolition of a flat roof side entrance extension and

porch; the erection of a single storey extension to the side; the raising of the eaves and ridge height together with a two-storey extension to the rear which would subsume the area of the former flat roof kitchen and the existing pitched roof bedroom at the rear. The single storey side extension would be adjacent to the boundary with the neighbouring property No. 11 Chorley Road; this would remove access to the rear garden from this point. The existing structure to the northern elevation would be removed which would allow access to the rear of the plot from the northern end.

Amenity Space

The plot benefits from a private garden to the rear which comprises approximately 75 sqm. The extension would leave adequate room about the dwelling so that it does not result in a cramped appearance and would also leave adequate garden area for sitting out, the storing of refuse bins, etc.

Parking Provision

The existing dwelling is a two-bedroom property, and the proposal would see an increase in the number of bedrooms to three. The parking provision within the site currently comprises a driveway (approx. 8.7 m in length) accessed off Chorley Road. Although there is a detached garage to the rear of the site, the width at the side of the dwelling only measures approx. 2.15 m and is not considered suitable to provide either parking or vehicular access to the garage. Furthermore, the garage is dilapidated and appears to not have been used for some time, most likely to have been used as a storage shed.

The Householder Developments SPD requires that sufficient parking spaces should be retained or provided to serve new developments. It is considered, in this instance, that there is a requirement to provide an additional parking space within the curtilage, this could be secured by way of a suitable condition if planning permission is granted and is discussed in more detail in the Highway section of this report.

Waste Management

Whilst the proposal would affect the existing access to the rear, the demolition of the structure to the northern elevations would enable access to be maintained to enable bins to be stored out of sight from the road. The development does not therefore pose any concern regarding waste storage on the site.

Design

The immediate residential area is made up of a mix of dwelling styles, though largely brick with some render finish with slate / tiled roof. Dwellings on this street include a mix of bungalows and two-storey dwellings, both semi-detached and detached. The neighbouring property to one side of the application site (No. 11) comprises a traditional mid-war detached two-storey dwelling whilst to the other side (No. 15) the dwelling is a later extended dormer bungalow.

The Householder SPD states that when considering the roof of an extension the main dwelling and similar nearby dwellings should be a guide. The host dwelling is currently a gable ended property with a pitched roof and piked roof to an extended front elevation. The development would retain the pitched roof and the piked feature. The side extension would reflect the pitched roof of the main dwelling. The development shows the inclusion of a dormer within the front roof slope. Similar additions to the fronts of dwellings in close proximity, including the neighbouring property, No. 15 are present in the streetscene. It is considered that the new roof with external alterations together with the side extension would not have a detrimental impact on the character of the host dwelling or the street scene.

Turning to the two-storey development at the rear, this would not be visible from the street and given the varied mix of house types on Chorley Road it is not considered that the development would be out of keeping when viewed from houses to the rear. It is unlikely that there would be any significant views of the extended property from gaps between dwellings when travelling along on Huyton Lane.

Materials

The existing property is white rendered with a grey tiled roof and white windows. It is proposed that the materials of the development would match that of the host dwelling.

Overall, the appearance would harmonise with streetscene and as such, the proposed development would not harm the character and appearance of the host property or the surrounding area and is considered acceptable. The proposal therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 11 Chorley Road

The adjacent property No. 11 Chorley Road is a four-bedroom detached two-storey property. The common boundary with the application site is marked by a timber fence and a garage on the application site. There is a distance of approx. 1.5 between the gable of No. 11 and the common boundary.

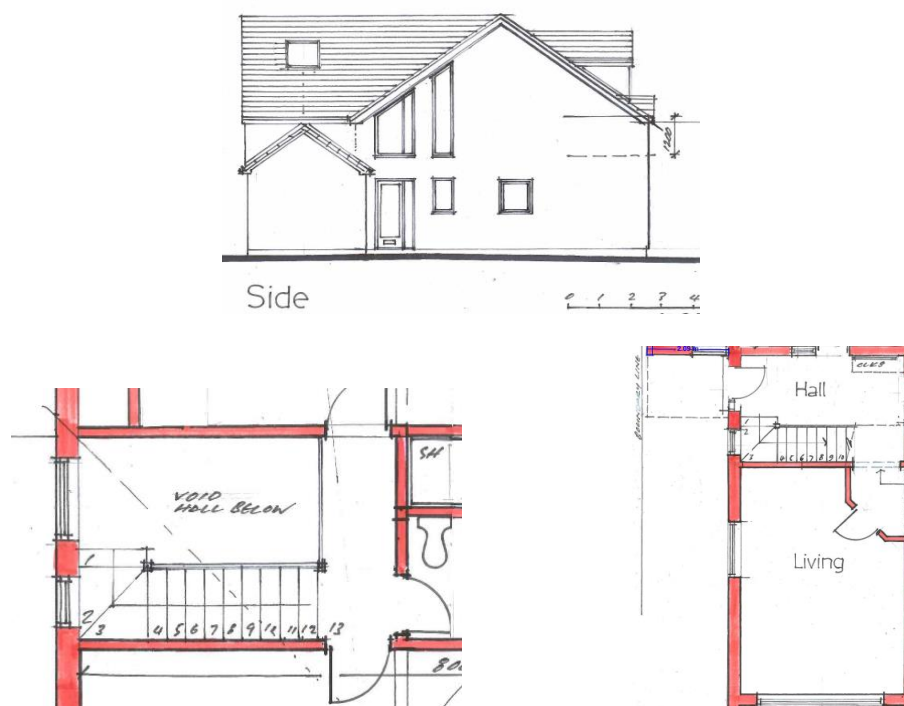
The gable elevation of No. 11 which faces the application site includes a number of windows both at ground and first floor level. It is believed that these windows are secondary windows within bedrooms at first floor and lounge at ground floor. It is noted that the ground floor windows can be clearly seen above the existing fence.



Given the positioning of the proposed side extension it would not cause any loss of

outlook or overshadowing of the neighbour's side windows.

The proposed side extension would, however, be located beyond the rear wall of the neighbours property. The development would also involve increasing the height of the host dwelling and this would also include inserting new fenestration within the side elevation; including a new ground floor entrance door; hall window and living room window which would replace existing dining room and living room windows on the side elevation facing No. 11. At first floor level within the proposed upper floor of the dwelling, there would be apex windows which would serve a new stairway and a void over the new hall, a roof light would also be inserted within the roof slope of the two-storey extension at the rear which would face this property.



Whilst it is acknowledged that the smaller of the 2 apex windows would serve a void with the landing being located some 3.35 m from the window, given the distance between the windows on the gable of the neighbouring property and the proposed windows on the side elevation of the development it is considered that it would be prudent to require the apex windows to be obscure glazed. This could be secured by condition if planning permission is granted.

The host dwelling is set back approx. 3.8 m from the rear of the neighbouring dwelling. The Householder Developments SPD states that extensions need to comply with the 45-degree rule and should be designed so as not to cross the 45 degree line from a neighbour's nearest habitable window. The 45-degree line is drawn in a horizontal plane and taken from the middle of the neighbour's window and is designed to protect the amenities of neighbouring dwellings from overshadowing or obstruction of outlook.

The nearest windows at ground level appear to be French Doors with windows either side and at first floor there are 2 no. windows. The rooms that they serve are not known. The single storey extension would be within a 4 m depth considered to the

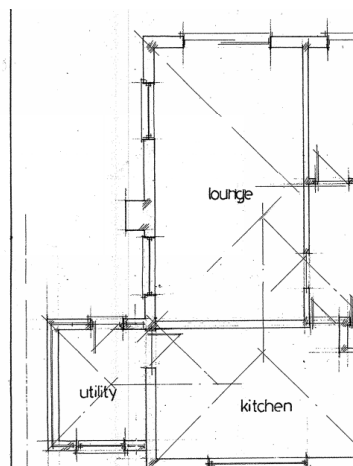
acceptable close to the boundary. However, when considering the upper floor, Officers have applied a 45-degree line at an arbitrary 1 m in from the gable of the neighbouring property, which is a conservative estimate of the nearest window positioning. The proposed upper floor extension would not breach a 45-degree line taken from the neighbouring property. As such it is not considered that the development would have any significant detrimental impacts on the residential amenity of No. 11 Chorley Road.

No. 15 Chorley Road

The neighbouring property to the north comprises a dormer bungalow which extends virtually the entire width of the plot in which it sits (approx. 22 m wide). This property has been extended and includes accommodation within the roof space. The host dwelling, although not having accommodation in the roof, presently, sits higher than the neighbouring property.



The neighbour's utility room is sited approx. 1.85 m off the common boundary it has a window to the rear and no side windows. The neighbour's lounge is located approx. 4.5 m off the boundary and this includes secondary windows within the side elevation facing the application site.



The existing flat roof entrance structure on the application site sits along the common boundary to the side of the utility room and further behind. The entrance structure would be demolished as part of the development under consideration. The application proposes a small window serving the dining room at ground floor adjacent to the boundary which would be at a distance of approx. 4.5 m from the neighbour's side windows. An existing bathroom window along this elevation would remain. No other openings apart from roof lights in the side roof slope are proposed. There is an existing fence along the common boundary.

Further into the site the neighbour's property has been extended to provide a spa

area with large bi-fold with accommodation within the roof space served by a dormer facing the application site. This is however set approximately 16 m into the site off the boundary.

Turning to the increased height of the dwelling and the two-storey extension to the rear, the proposed dwelling would be sited approx. 8.4 m beyond the rear of the neighbour's utility room and 5.3 m beyond the main rear elevation of No. 15. The host property therefore already breaches a 45 degree line from the rear of the utility room; however, it is not a habitable room and would already be impacted by the current layout. Whilst it is likely that there would be some loss of light to secondary lounge windows to the side of No. 15, the development to the rear would not breach a 45-degree line from the lounge windows located on the rear elevation of the adjacent dwelling.

Nos. 12 – 16 Chorley Road

Properties on the opposite side of Chorley Road comprise two-storey semi-detached dwellings. The host dwelling is sited approx. 26 m away. The application occupies a more elevated position than properties on the opposite side of Chorley Road. The proposed development would see the increase in the roof height and the insertion of a dormer and roof light to the front facing those dwellings. However, given the interface exceeds what would normally be considered appropriate between fronts of dwellings (21 m) it is considered that the development would not result in detrimental impacts on the amenity of properties opposite the application site.



Nos. 5 – 9 Huyton Lane

Houses on Huyton Lane back onto the application site. These properties comprise two-storey semi-detached dwellings. The houses to the rear which abut the site boundary comprise Nos. 7, 9 and 11 Huyton Lane.



An objection has been raised by a neighbour located to the rear of the application site which indicates objection is made on visual amenity grounds, however the comments go on to outline concern regarding the impact of the proposed design for the rear aspect which would incorporate two large windows that they consider would cause overlooking of their garden area and living and bedroom areas resulting in loss

of their privacy.

The proposed extension to the rear would include large apex windows at first floor, designed to fit in with the structure of the roof. The windows would measure approximately 2.7 m in width with a maximum height of approx. 2.65 m. It is acknowledged that the writer currently has a bungalow sited to the rear and that the development would see a second floor added; their perception of overlooking is a material consideration. It is acknowledged that the proposal would result in elevated views from the rear of the dwelling which could increase the perception of overlooking and consequent perceived loss of privacy to neighbouring property at the rear.



Proposed Rear Elevation



Existing Rear Elevation

The Householder Development SPD requires that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours. Two storey rear extensions would not normally be allowed to come within 7 metres of the rear boundary.

Whilst this SPD does not specifically state a desired interface distance between development and neighbouring properties, as a benchmark, the Council's New Residential Development SPD (Appendix 4:Interface distances and private amenity) requires that development should retain 22 m interface distance between existing rear principal elevations and proposed principal elevations for two storey properties.

The proposed development would be sited approx. 29 m from the main rear elevation of the nearest neighbouring property behind the application site and approx. 27 m from a ground floor projection. A distance of approx. 9 m would be retained between the proposed development and the rear boundary.

Therefore, the distance between the resulting development and neighbours to the rear considerably exceeds that which is generally considered acceptable. Furthermore, when considering the style of proposed windows to which the objector has raised concern, these would be glazed up to ceiling height designed around the shape of the roof, generally employed to allow more natural light. The upper parts of the window are likely to be above head height and it is considered that the style of window would not increase, to a significant degree, overlooking above that which would result from more traditional casement windows resulting in unacceptable loss of privacy to warrant refusal in this instance.

Having regard to the above factors. on balance, it is not considered that the application would have unacceptable impacts on residential amenity and the development therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Highways

The Householder SPD states that circumstances vary, depending on the existing

level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards.

A three-bedroom dwelling is expected to provide 2 no. parking spaces. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

In this instance, having regard to the additional bedroom space that would be provided, it is considered reasonable to require the developer to provide an additional parking space within the curtilage. If planning permission is granted, this could be secured by condition.



Subject to a condition requiring an additional parking space, there are no parking or other highways issues. The application therefore complies with Policies CS2, CS7 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Conclusion

The proposed development, subject to conditions, is acceptable in terms of layout and design, residential amenity and Highways. The proposal also complies with the relevant Core Strategy and Replacement UDP policies together with guidance in the NPPF and is therefore recommended for approval subject to conditions.

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 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 Saved Policies H5 and 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 (2023).

- 4) Notwithstanding the proposed parking provision indicated on the approved drawing, Dwg No 9 – Location and Block Plans received 17 April 2024 no part of the development hereby permitted shall be occupied until an area of hardstanding in addition to that already existing within the property curtilage 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 one additional space measuring a minimum of 5 metres by 3 metres, is provided and if necessary, 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 the National Planning Policy Framework (2023), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and Householder Development SPD (2016).

- 5) No part of the development hereby permitted shall be used or occupied until the proposed apex windows on the side elevation facing No.11 Chorley Road which serve the landing and void over hall as indicated on Drawing No. 7 – Proposed Elevations, received 12 June 2024 have been glazed with obscure glass. The windows shall be retained as such at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/04/2024	3	-	PROPOSED GROUND FLOOR PLAN
17/04/2024	4	-	PROPOSED FIRST FLOOR PLAN
17/04/2024	5	-	PROPOSED ROOF PLAN
12/06/2024	7	-	PROPOSED ELEVATIONS
17/04/2024	9	-	LOCATION AND BLOCK PLANS

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **K Foster**

Date: **5 July 2024**

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 The proposed development lies within an 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.

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:

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

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.

Contd...

Appendix 1 – Site Photographs

