

<u>APPLICATION NO:</u>	25/00110/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	77 St Helens Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY AND FIRST FLOOR EXTENSION TO REAR, LOFT CONVERSION AND DORMER EXTENSION TO REAR		

Site Description

The application relates to a two-storey semi-detached dwelling located on the north west side of St. Helens Road, Prescot. Other residential dwellings are located to the east, south and immediately to the west of the application site. No. 73 St Helen's Road has recently been granted planning permission to change the use of the dwelling house into children's care home (C2 Use) (24/00371/FUL). Further to the west lies Our Lady's Primary School and its associated playground. To the north-west of the application site sits a playing field associated with the school and immediately behind the application site lies an area of greenspace.

Proposal

The application seeks permission for the erection of a part single storey and part two-storey extension to the rear of the dwelling and a dormer extension to the rear.

The proposal would subsume an existing single storey outrigger to the rear. The single storey element would project 3.4 m out from the existing rear elevation infilling an area between the common boundary with No. 79 and the existing outrigger. The single storey element would have flat roof attaining a height of 3m. Together with the 2-storey extension it would span the width of the host dwelling.

The two-storey extension would be set in 3.6 m from the boundary with No. 79. It would have dimensions of 3 m wide by 3.7 m deep with a pitched roof attaining a maximum height of 7.3 m.

The dormer extension would be located on the rear roof plane and would be 3.3 m wide projecting a maximum 3.1 m from the roof slope. At a height of 1.3 m, it would be 0.11 m lower than the ridge of the host dwelling. It would be set in off the boundary with No. 79 by 0.5 m and from the gable elevation by 2.8 m.

The dormer has been amended as originally it did not meet the Householder Development SPD requirements in terms of its siting and design.

Consultations

Prescot Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice. No representations have been received.

Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s.

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.

NATIONAL PLANNING POLICY FRAMEWORK

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)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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

Saved UDP Policy H5 provides the Council's guidance on development within Primary Residential Areas and should be considered when determining a development's potential impact on neighbouring occupiers and the local street scene. The Council's general approach to planning applications for domestic extensions and other "householder" proposals is set out in Saved UDP Policy H8.

Policy CS2 in the Core Strategy requires new development to amongst other things, *'promote good quality design and ensuring that development respects its setting taking account relevant design requirements, and best practice.'* Policy CS19 is of particular importance with all householder development proposals being expected to demonstrate a high standard of sustainable design that can contribute towards and sustain the local distinctiveness of the Borough.

The Council's Householder Development SPD is also a material planning consideration.

Layout

The property has a large garden and sufficient amenity space would be retained at the rear. The proposed development would be in excess of 28 m from the rear boundary of the application site which complies with the Householder SPD guidance which requires at least 7 m between 2-storey extensions and the boundary.

Access to the rear of the site, including for the storage of bins would not be affected by the proposed development.

Existing parking provision to the side of the property would be unaffected by the development. Parking needs are discussed in the Highways section below.

Design

Ground Floor Single Storey Extension

The single storey element would be located along the boundary with the adjoining neighbour's extension and would not exceed 3 m in depth. This part of the extension would be within limitations set out in the Householder Development SPD. It would have a flat roof although this would be a contemporary design to the rear and is of a design generally considered to be acceptable throughout other developments within the Borough.

Two-Storey Extension

The two-storey part of the development would set in 3.6m off the common boundary with No. 79 St. Helens Road. The ground floor elevation to the side would be retained as existing with first floor extension above. The extension would have a pitched roof hiping into the existing gable ended duo-pitched roof of the host

property. The ridge of the extension would be 1.4m lower than the ridge of the host dwelling.

Dormer

The dormer would be within the rear roof plane. The scale does not dominate the roof, nor would it appear unbalanced. It would be lower than the ridge line of the dwelling (110mm); it is set back 1 m from the main rear elevation (measured on horizontal line); and it would be 500mm off the boundary with the attached property which are within the general design parameters set out in the Householder Development SPD. Amendments have been sought and the window now acceptably echoes the proportions of the windows below.

Fenestration and Materials

The single storey extension would incorporate bi-folding doors to the rear. The ground floor of the 2-storey element would have a long, almost full-length, window serving the open plan kitchen and living area. An existing ground floor window to the side would be retained. At first floor to the rear a window is proposed to serve a bedroom. The windows would be in materials to match the dwelling (white uPVC).

The host property is constructed in a mix of materials, common of a property of its period; the front and side elevations comprise red engineering brick to ground floor with white render and engineering brick side returns. The rear elevation is constructed in a common brick.

The application proposes that the development would be rendered at first floor to both sides and at ground and first floor to the rear. The development would incorporate the existing brick return feature across the new development. The host property has a slate roof and the roof of the 2-storey extension and the proposed dormer would be constructed in facing materials to match the original dwelling.

Overall, the development is of suitable scale and design that would not detract from the character of the original dwelling. Taking into account the above the proposal complies with Saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Core Strategy and the Householder

Residential Amenity

No. 79 St Helens Road

No. 79 is the adjoining semi-detached dwelling. This property has an existing single storey extension at the rear along the common boundary. The single storey element would not project beyond the neighbouring extension and it would also be within the 4 m projection limitation as set out in the Householder Development SPD.

The two-storey element would be sited 3.6 m from the boundary with No. 79, extending 3.7 m out from the rear. This projection for the 2-storey extension exceeds the 3 m limitation set out in the SPD that is normally considered acceptable. However, due to the distance that it would be set off the common boundary, the 2-storey extension would not breach a 45 degree line from the mid-point of the neighbour's nearest window (first floor rear elevation). This part of the development would also be set in off the party boundary by more than the 1 m as required by the SPD.

Given the above, it is considered that the proposed development would not have unacceptable impacts due to loss of light or overshadowing on the residential

amenity of this neighbouring property.

No. 75 St Helens Road

No. 75 is the adjacent semi-detached dwelling. The properties are separated by a driveway at the side. There are existing corresponding windows within the side elevations of these dwellings which face onto each other within close proximity (approx. 5m) which include ground floor kitchen / dining area and hall and first floor landing, the common boundary is not demarcated by any boundary treatment. The proposed layout at ground floor would result in the ground floor windows serving a W.C and the larger window still serving a habitable room (open-plan kitchen / living room). As this is a similar situation it is not considered that there would be greater impacts on the neighbour's privacy as a result of the internal revisions to accommodate the development.

No. 75 has an existing 2-storey extension to the rear above an original single storey outrigger. The proposed development would not result in unacceptable impacts due to loss of light or overshadowing of this neighbour.

Conclusion on Residential Amenity

It is considered that overall, the proposal would avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours and it would not appear unduly dominant to neighbours. There are no properties to the rear and therefore there are no other interface issues.

Taking into account the above the application complies with Saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Core Strategy and the Householder Development SPD.

Highways

Although the proposed plans indicate that the proposed loft conversion with associated dormer extension would provide a study / playroom, for the purposes of identifying parking need the space should be considered as being able to be utilised as a bedroom space. The proposed development would therefore see an uplift in bedrooms from 3 to 4. The Council's Ensuring a Choice of Travel SPD requires the provision of a maximum of 3 no. in-curtilage parking spaces to serve the proposal. The property is set well back into the site and the existing driveway forward of the front elevation of the dwelling measuring approx. 17 m long which can accommodate 3 no. parking spaces.

Having regard to the above, the proposal does not raise any concerns relating to parking provision or highway safety. The proposal complies with Saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Core Strategy and the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Other Issues

Coal Mining Legacy – High Risk Area

The application site has been defined by the Mining Remediation Authority as a High Risk Area. Householder development is exempt under Part A of the exemptions list from the need for a Coal Mining Risk Assessment (CMRA). An informative will be attached to any planning permission if granted in regard to the coal mining legacy.

Conclusion

The proposal is acceptable in terms of scale and design and would not have a detrimental impact on the character or visual amenity of the host dwelling. It is considered that the development would not have unacceptable detrimental impacts on the residential amenity of the neighbouring properties. Adequate parking would serve the development and there are no highways or parking issues raised. The proposal complies with the NPPF, Saved Policies H5 and H8 and Policies CS2 and CS19 of the Core Strategy the Householder SPD and the Ensuring a Choice of Travel SPD. It is therefore recommended that planning permission is granted 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 with Sthe National Planning Policy Framework. (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/03/2025	PL-00	Rev. A	EXISTING AND PROPOSED SITE AND LOCATION PLANS
11/04/2025	PL-01	Rev. B	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: M Quinn

Date: 14/04/25

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 Mining Remediation 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 Mining Remediation 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 a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation 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. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal

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

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Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026