

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00510/FUL

APPLICANT: Mrs Leanne Bate

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF FIRST FLOOR SIDE EXTENSION ABOVE EXISTING
SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 27 Sutherland Road, Prescot, Knowsley, L34 2TU

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

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

ARTICLE 35

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.

PLANNING HISTORY

A planning application was approved at the site for a single storey side extension,
(12/00617/FUL -16/01/2013).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

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

ISSUES AND ASSESSMENT:

PROPOSAL

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

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road prescot knowsley l34 2tu.doc

The application is for the erection of a first floor side extension above existing single storey side extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application would also comply with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The extension would be appear as a proportionate and modest addition to the property. The extension would be set back 1 metre at first floor level in accordance with the Householder Development SPD. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

There would be no impact on the living conditions of 27 Sutherland Road as the extension would be on the opposite side of the house.

In relation to 23 Sutherland Road, there is a ground floor side window, however, this is already obscured by the existing ground floor side extension of 25. There would not be a significant difference with the addition of a first floor extension in relation to light or outlook due to the differing heights. There are no first floor side windows on 23 and therefore no direct impact on loss of light/outlook of 23. Overall, there would not be significant loss of amenity for 23.

HIGHWAYS

The extension would increase the number of bedrooms at the property from 3 to 4. There is currently 1 parking space at the property, however the site plan shows 2 spaces. Whilst this is slightly below the standard in the Householder Development SPD, the extension is a small scale addition to the property where the built footprint of the dwelling would not increase. As a result, it is considered that the development will not lead to significant extra demand for parking. A condition is required to secure the implementation of parking. Overall, the development would not harm highway safety.

CONCLUSION

The proposal is acceptable in design, and would not harm the amenity of neighbouring properties or highway safety. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission 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).

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PS/DC/OP04/05	003	23/9/02

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- 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 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.

- 4) Parking

Prior to occupation of the extension, the two parking spaces identified on plan (Elevations, Sections and Plans - L34 2TU/27/01 – received 13/09/2022) shall be laid out and implemented. These shall be retained hereafter.

Reason: To ensure adequate parking at the site.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/09/2022	L34 2TU/27/01	-	Elevations, Sections and Plans
21/09/2022	L34 2TU/27/02	-	Floor Plans

Informatives

N/A

Andrew Hunt
27 October 2022

Alan Kilroe
27 October 2022

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