

<u>APPLICATION NO:</u>	24/00493/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	6 Belvedere Close, Prescot, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING CONSERVATORY TOGETHER WITH THE ERECTION OF A SINGLE STOREY REAR EXTENSION AND THE INSTALLATION OF A NEW SIDE DOOR		

Site Description

The application site is located at 6 Belvedere Close, Prescot, and is situated within an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwellinghouse and is a combination of brick and render facing together with white PVCu openings with brown, interlocking roof tiles.

The property currently benefits from a rear conservatory. The site is located at the head of a cul-de-sac. The front of the property features an open-plan design and hardstanding to accommodate in-curtilage parking.

The front elevation of the property is north-east facing. The property is bounded by residential dwellings to all directions, with the exception of north where the adjacent highway of St Helens Road (A58) is located.

Proposal

The application seeks permission for the erection of a single storey rear extension.

The proposed development would have a depth of 4m and a width of 8.33m. This would be served by a mono-pitched roof, which would measure 2.5m at the eaves and 3.7m at the tallest point.

The rear elevation would feature sliding doors and two rooflights. The proposed development would see the raising of the existing central first-floor window to accommodate the proposal. It would also see the installation of a new access door to the existing north-west facing gable.

The proposed development would see the demolition of the existing conservatory.

Consultations

Prescot Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No relevant Planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (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.

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

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.

Article 35 Statement

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.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that single storey 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.

Design

The existing dwelling is brick facing, with white PVCu openings and tiled roof. The Application Form states that the external facing materials would be matching facing brick and roof tiles to the existing. The submitted plans state that roof and opening materials are TBC. As the Application Form states that these would be to matching, this would be made an approved document within Schedule 1. A standard Planning Condition to stipulate that any exterior facing materials would match the existing materials used on the dwelling would be applied to ensure the proposal would be in keeping with the original property. This would therefore be acceptable.

The proposal would be served by a pitched roof.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The rear garden has a depth of circa 10m and therefore the proposal would leave 6m distance and space to the side. This would ensure that the proposal would leave sufficient space around the dwelling and be to an acceptable scale.

Therefore, the extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The proposed development would have a projection less than the prescribed parameter of the SPD and therefore would comply with this policy guidance.

5 Belvedere Close

No.5 is the adjacent, detached dwellinghouse and is situated to the south-east. The main front and rear elevations of No.1 sit parallel to the application site. No.5 benefits from a rear conservatory, adjacent the common boundary shared with the application property.

The proposed development would accord with the projection parameter contained in the SPD and would roughly sit in line with the existing conservatory at No.5.

Overall, it is considered that the proposed development would comply with the Householder Development SPD and would not cause any detrimental harm to the amenities or privacy on the occupants of No.5.

No other residential properties are considered to suffer any detrimental harm to residential amenity or privacy as a result of the proposed development.

Highways

The proposed development is to be sited at the rear and would be considered to effect on existing parking provisions and would not be deemed to cause any adverse impact on highway safety.

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 subject to conditions.

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).

- 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
20/09/2024	-	-	LOCATION PLAN
20/09/2024	-	-	PROPOSED SITE PLAN
20/09/2024	22025/01	-	EXISTING AND PROPOSED PLANS
20/09/2024	-	-	APPLICATION FORM

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Alan Kilroe

Date: 12 November 2024

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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Informatives

- 1 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:

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.

- 2 The applicant should be made aware that some parts of the application site are identified in bands of elevated radon potential. Maximum radon potential is 10-30%. In areas where it is estimated that 10% or more properties will be affected by high levels of radon, 'full protection' will be required. Please discuss further with the appointed building surveyor when obtaining the building regs.

Further information available at: <https://www.ukradon.org/information/buildingregs>