

<u>APPLICATION NO:</u>	23/02802/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	57 Alder Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 57 Alder Road, Prescot and is located in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is predominantly brick facing on its front, side and rear elevations, along with white UPVC openings and flat, interlocking roof tiles.

The application property is South facing and is encircled by other residential dwellings. The property benefits from a small outrigger projection to the rear. As well as an outbuilding adjacent the existing outrigger projection.

The front garden area is enclosed by a low, brick boundary wall and the property benefits from hardstanding that provides a driveway to the side and front of the dwelling.

Proposal

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

This would have a projection of 3.14m and would have a width of 5.76m. The proposed development would be served by a mono-pitched roof, in which the eaves would measure at a height of 2.55m and the highest point would measure at a height of 3.51m.

The proposal would feature 2 access doors on the rear elevation and two rooflights.

Consultations

Prescot Town Council - No Comments Received

Representations

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

Planning History

No recorded 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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.

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 UPVC openings and tiled roof. The proposed development would also be brick facing and largely include materials which are keeping in with those found at the application property and would have a pitched roof.

The Application Form states that the design for the openings used on the proposed development are TBC, however, on the submitted plans it states that any materials used should wherever possible, match those of the existing property, this will be secured by a further condition, and subsequently, would be considered acceptable to ensure that the materials used on the proposal would be matching, or at least harmonious with the existing dwelling.

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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

55 Alder Road

No.55 is the paired, semi-detached dwelling, whose front and rear elevations sit in line with the application sites. No.55 also benefits from a small outrigger projection to the rear.

The proposed development would not surpass the 4m parameter outlined in the Householder Development SPD.

There is also sufficient party boundary treatment between the rear gardens of No.55 and the application site in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of no.55.

59 Alder Road

No.59 is the adjacent, semi-detached dwelling and the two gable walls of the properties face one another. The front and rear elevations of the application property are approximately 2m set further back from the highway in contrast to no.59.

No.59 benefits from an adjoined garage to the side of the dwelling, as well as a single storey rear extension.

The proposed development would not surpass the 4m parameter outlined in the Householder Development SPD.

The proposal would largely occupy the same footprint as the existing outrigger, when observed from the views of no.59 and would not expand any closer to no.59 or their amenity views. It would not be considered to present any material difference in terms of form, massing, and projection.

There is also sufficient party boundary treatment between the rear gardens of No.59 and the application site in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of no.59.

Highways

The proposed development is to be sited at the rear and would not be considered to effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would 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.

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/11/2023	2	REV A	LOCATION PLAN AND ESITING AND PROPOSED SITE PLAN
27/11/2023	1	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

10 January 2024

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 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

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