

<u>APPLICATION NO:</u>	25/00434/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	103 Hayes Avenue, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF DETACHED BUILDING IN REAR GARDEN TO FORM ANNEX ANCILLARY TO THE MAIN DWELLING HOUSE		

Site Description

The application site is located at 103 Hayes Avenue, Prescot and is situated within a Primary Residential Area in the Development Plan. The application property is a two-storey, end-terraced dwellinghouse.

The property benefits from a detached garage adjacent the gable wall. The rear garden area is largely grass surfaced with patio adjacent the rear elevation. At its shallowest the rear garden spans a depth of 16.5m. The plot layout is an irregular rectangle. There is a tall section of wooden trellis, which serves the property of No. 28 Wyke Road and runs along the rear plot boundary of the application site. There are residential dwellings to all directions.

The application site is identified to fall within a (Low-Risk) Coal Area.

Proposal

The proposal is for the erection of a detached building in the rear garden to form annex ancillary to the main dwelling house.

The proposed outbuilding would have a length of 7m, a width of 4.6m and would occupy a footprint of 32 sqm. This would be served by a mono-pitched roof, which would measure 2.4m at the eaves and 2.7m at the tallest point.

The proposal is sought for additional accommodation for elderly relatives who would occasionally stay within the proposed building.

The proposed development has been amended since its original submission, however, given that the revisions have no greater material impact and therefore it is not considered necessary to re-consult any originally consulted neighbours.

Consultations

Prescot Town Council: – No comments received.

Representations

This application has been publicised by letters sent to 8 neighbours. One letter of support and one letter of objection have been received as a result of the publicity given to the application.

The representations are summarised as follows:-

Letter of support:

Received on behalf of the National Annexe Planning Consultancy (NAPC).

This representation summarises the benefits of ancillary and modular development.

Letter of objection:

- Concerns as to the height of the building and the fence erected against the boundary.
- My property does not contain a large garden.
- The proposed outbuilding will block daylight and sunlight to the rear lawn for my young children to play in.
- Concerns this would not be used as a 'garden room' as stated on the plans it is for another dwelling for people to live. This is mostly a quiet area to live.
- The height and being so close to the boundary are my main concern.

Planning History

No relevant 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.

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

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 (SPD's)

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 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

DESIGN AND RESIDENTIAL AMENITY

The Householder Development SPD outlines that *the overall scale of the development should not look out of place in the street scene or other immediate environment*. Specifically for the assessment of this application, the SPD asserts that *garages, sheds and other detached buildings should normally be behind the building line or be well screened by hedging or similar landscape treatment*.

The proposed building would occupy a footprint of 32 sqm, which is not too dissimilar to the footprint of the application dwelling. Whilst there is not a significant difference between these two figures and the outbuilding is large in land it occupies, it is restricted to a single storey, which reduces its visual impact. Other gardens in the

locality also contain detached outbuildings / shed structures or outrigger extensions, within their curtilage and, it is not considered that the proposed building would result in any considerable harm to the character of the area or to visual amenities.

Moreover, considerable garden space between the proposed building and the application property (11m) would be retained to prevent a cramped appearance within the plot, with the proposal being erected to the bottom of the rear garden, at a considerable distance from the application dwelling and the nearby properties. This factor would ensure that the proposal would not result in a disproportionate addition to the dwelling and its plot. Furthermore, the proposal would be located within the rear garden and would not be readily or prominently visible from the street scene.

The proposed development would be seen from the rear elevations of the proximate dwellings (namely No's 101 & 105 Hayes Avenue and No's 44 & 46 Ash Grove); however, only a small section of the top of the elevations and the roof would be visible, given that the boundary treatments which enclose the rear garden of the application site are erected around 1.8-2m, no part of the proposed building would exceed a height of 0.9m above the boundary treatments, with less gradually as the pitch of the roof decreases. Given that the proposed building would be located to the bottom of the rear garden, adjacent the rear plot boundary and the boundary treatment and trellis fencing of No.28 Wyke Road and at considerable distances from the rear elevations of No's. 101 and 105 Hayes Avenue and No.46 Ash Grove, no detrimental adverse effects to residential amenities or living conditions would be considered by harms to outlook or obstruction of light and overshadowing.

No.44 Ash Grove, a semi-detached dwelling located to the east of the application site and has a smaller garden (laid-out in an L-shape) due to a single storey outrigger projection, which is located 5.4m away from the side plot boundary of the application site. It is understood that the outrigger serves a kitchen.

The proposed development has been amended during the determination stage of the application. Concerns were raised with the agent on some potential impacts to the residential amenities and relationship between the proposed development and No.44 Ash Grove. The proposed building has been reduced in length by 1m (from 8m to 7m) to increase the distance from the side boundary to 3.1m and retain a distance of 8.1m between the rear elevation of the rear outrigger of No.44 Ash Grove and the side elevation of the proposed building. Moreover, the proposal has been reduced in height by 0.3m (the proposal originally attained a height of 2.7m at the eaves and attained a maximum height of 3m and has since been amended to a height of 2.4m at the eaves and 2.7m at the ridge (maximum) height. As originally submitted, the proposed building also contained a door (with a proposed window included) to the south-east facing side elevation; this has since been removed from the proposal with no openings proposed to the side elevation of the building.

Given the fact that the proposed building has been reduced in height and would not come within 3m of the party boundary, this satisfies the previous concerns and following these amendments, it is not considered that the proposed building would result in unacceptable impact by way of appearing unduly dominant, overbearing or detrimentally affect outlook, or obstructing daylight / sunlight being received into the habitable rooms and private garden area of No.44. Moreover, the removal of the proposed door to the south-facing side elevation further ensures that adequate levels of privacy are maintained and no direct overlooking would occur as a result of the proposed development. Due to the amendments made to the proposed annex, it is considered that there would be no significant concerns to residential amenity and the proposal would therefore be acceptable.

Concerns were raised also in the letter of objection that the proposed annex would be used as another dwelling for people to live in. The agent has confirmed via email that this would be used, on occasion, by the applicants' parents to reside in. The submitted plans demonstrate that the proposed building would provide a bedroom and bathroom. The application site is situated within a residential area and therefore a building such as this, used in ancillary use to the original dwelling, would be acceptable and appropriate for the residential area. Ancillary accommodation to provide extra accommodation for relatives is supported by the LPA, as covered further in the report. A condition will be included on the decision notice to ensure that the proposed building would remain as an ancillary residential use to the main application dwelling and not used as a separate, independent means of accommodation.

Materials

The existing property is brick facing, with brown, interlocking roof tiles and white UPVC openings. The submitted plans do not contain any information or annotations on materials; however, the agent has confirmed via email that the proposed development would be faced with composite slatted wall cladding panels (teak) to the elevations with a 3-layer built-up felt system and openings to be UPVC. Whilst the proposed materials differ from the original dwellinghouse, the use of these materials would not be incongruous for this type of proposal. Moreover, given the scale of the proposal (single storey within the rear garden) the proposal would not be readily visible from the street scene and the visual impact from materials would predominately be visible to the applicants. The email correspondence with the agent would be included as an approved document within Schedule 1. The materials would be acceptable.

HIGHWAYS

The application property contains 2 no. bedrooms as existing. The existing parking arrangements include hardstanding within the front garden accessed via a dropped kerb, which can accommodate a single vehicle.

The Householder Development SPD outlines that 2-3 bedroomed properties should be able to accommodate 2 no. vehicles within the curtilage of the dwelling.

The NPPF (Paragraph 116) states *development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*

The proposed development would result in an additional bedroom being created in association with the application property and cumulatively between the dwelling and proposal, there would be a total of 3 no. bedrooms. Despite the fact that no additional parking has been indicated within the application, it is important to acknowledge that the SPD requirements are maximum standards. Furthermore, it would not be considered that the lack of a second parking space in the dwelling would result in any significant highway safety impact which would warrant a refusal of the application on highway grounds.

It was further noted during the Officer's site visit that on-street parking is used by local residents to provide any additional parking requirements. The majority of properties in the locality contain hardstanding which can accommodate just a single

vehicle with any additional demand being provided by on-street parking.

Whilst the proposed development would introduce an additional bedroom to the application property, it is considered that as the property would retain its existing in-plot parking space, the fact that the parking standards are maximum standards and as the site is located in a sustainable location with appropriate access of public transport, it would not be considered to meet the test of Paragraph 116 of the NPPF and result in an unacceptable highway safety impact or strain on the local highway network. The proposed development would therefore be considered acceptable on highway safety and acceptable parking arrangements.

Extra Accommodation for Relatives (Annex):

The proposed development is submitted to accommodate dependent relatives. The Householder Development SPD advises that for occasions such as these, *the accommodation should be linked to the main dwelling rather than be a separate building within the grounds* and furthers that *if it is not possible to extend the existing dwelling and it is proposed to convert an existing outbuilding or build a new one, the Council will seek to ensure that a separate or fully self-contained unit of accommodation is not being created. It may be necessary to attach conditions to any planning permission to secure this.*

The proposed building would comprise of a living space (which as shown on the submitted plans comprise of a 'living space' to provide a bed with showering facilities). There are no kitchen facilities to be included and therefore the proposal would remain ancillary to the main dwellinghouse. The agent has confirmed that this would only be to provide ancillary residential accommodation to the applicants' parents. The ancillary use would be secured by condition.

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 proposed development hereby permitted shall be constructed entirely of material details of which are outlined in the email correspondence received 05.02.2026 and 13.02.2026, which for the avoidance of doubt were

stipulated to be composite slatted wall cladding panels (teak), UPVC openings and felt roof.

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 CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The annex building, hereby permitted, shall be used wholly in conjunction with, and ancillary to, the main dwelling and shall not at any time, be used as a separate independent dwelling.

Reason: To ensure that the annex would not be sub-divided and used as a separate planning unit as the proposed annex lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and New Residential Development SPD (2018).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/03/2026	HR-01	REV C	PROPOSED FLOOR PLAN, ELEVATIONS AND SITE PLAN. LOCATION PLAN.
05/02/2026	EMAIL CORRESPONDENCE	-	CONFIRMATION ON EXTERNAL WALLING
13/02/2026	EMAIL CORRESPONDENCE	-	CONFIRMATION ON ROOF, DOOR AND WINDOW MATERIALS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 05/03/2026

Informatives

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

- 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026