

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00221/FUL

APPLICANT: Mr & Mrs Daniel & Emma Tree

WARD AFFECTED: Prescot North

DEVELOPMENT: SINGLE STOREY SIDE EXTENSION AND AMENDMENTS TO THE PART OF THE ROOF OF THE EXISTING GARAGE.

LOCATION OF SITE: 108 St James Road, Prescot, Knowsley, L34 2RH

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

N/A

TECHNICAL CONSULTATIONS:

St Helens Council – No response.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 3 neighbours. No representations have been received on the application.

ISSUES AND ASSESSMENT:

PROPOSAL

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

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The application is for the erection of a single storey side extension and amendments to part of the roof of the existing garage.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The extension would have a pitched roof that would be more in keeping with the existing building. Overall, the design of the scheme is acceptable.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 1 Laurel Road, the extension would not affect the amenity of 18 as it would be located on the opposite side of the property.

In relation to 110 St James Road, the extension would not harm the amenity of 110 as there are 3 rooflights and a front window on the side extension of 110. Even if the one rooflight nearest 108 were affected, there would still be sufficient light and outlook for this room.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

HIGHWAYS

There would be sufficient parking at the site as there would be two parking spaces for a 3 bedroom property.

CONCLUSION

The proposal is acceptable in principle and in design terms and would not harm the amenity of neighbouring properties. 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).

- 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.

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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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/04/2022	01561/SK/01	-	Existing and Proposed Plans and Elevations
14/04/2022	01561/SK/02	-	Existing and Proposed Site Plan
14/04/2022	-	-	Location Plan

Informatives

N/A

Andrew Hunt
11 May 2022

Alan Kilroe
11 May 2022

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

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