

Regeneration and Economic Development Department

APPLICATION NO: 21/00351/FUL

APPLICANT: Mr Bradley Massie

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF A PART TWO STOREY/PART SINGLE STOREY SIDE EXTENSION AND A SINGLE STOREY FRONT BAY EXTENSION

LOCATION OF SITE: 21 Ford Road, Prescott, L35 7LF

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - Prescott/Whiston Area

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a part two storey/part single storey side extension and a single storey front bay extension to the semi-detached property at 21 Ford Close in Prescott. The proposal would provide a new store, utility room, shower room and a third bedroom. Plans as originally submitted have been amended to set back the first floor element of the proposed two storey extension further from the principal elevation of the property to avoid creating a terracing effect with the adjacent neighbouring property.

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

The single storey element of the proposed side extension would sit in line with the principal elevation of the property whilst the two storey element would be set back 1.0m from the principal elevation. The extension would project approximately 2.7m at the side and would measure 7.7m in length. It would also have a pitched roof which would measure approximately 5.3m in height to the eaves and 7.3m to the ridge. The proposed single storey bay extension would extend approximately 0.6m from the principal elevation of the property and would measure 2.5m in width, featuring a hipped roof canopy with a maximum height of 3.2m.

RELEVANT PLANNING HISTORY

None.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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.

DESIGN

The proposed front bay extension would be relatively minor in scale and would be an acceptable addition to the property. The two storey element of the proposed side extension would be set back from the principal elevation of the property and the roof of the extension would also sit below the main ridge of the property. These factors together would ensure that the proposal appears subservient to the main property and does not create a terracing in the street scene.

The development would also be faced in materials to match the existing property and would be in keeping with the scale and appearance of the property. It would not be detrimental to the character of the street scene and is acceptable with regards to design.

RESIDENTIAL AMENITY

Given the scale of the proposed bay extension and position in relation to No. 23 Ford Road, the development would not adversely affect the amenity of occupiers. Similarly, the proposed side extension would not be viewable from No. 23 and would not give rise to any amenity issues.

Many of the properties along Ford Road are designed to have windows serving a kitchen on the gable wall of the property. The interface distance between habitable windows on the gable walls of properties does not currently comply with the Householder Development SPD. The proposed side extension would extend along the shared boundary with No. 19 Ford Road and would bring the built form closer to the neighbour's kitchen window. Whilst it is acknowledged that there would be some loss of light and outlook to the neighbour's kitchen, given the existing relationship between the gable walls, there is already limited outlook and light provided to this window and therefore, the impact of the proposal is not considered to be significantly different than the impact that already exists. There are also two small high level windows proposed on the gable wall of the side extension, however, as these windows would serve non-habitable spaces and are high level, no privacy issues are raised.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development and overall, the proposal is acceptable.

HIGHWAYS

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\5s3v14ol\21_00351_ful 21 ford road.rtf

The proposal would increase the number of bedrooms at the property from two to three and the Householder Development SPD states that 2-3 bed dwellings should provide a maximum of two in-curtilage spaces. As the parking requirement for a two and three bed dwelling is the same, the existing level of parking is sufficient and complies with the Council's parking standards.

OTHER ISSUES

Refuse Storage

Whilst the proposal would remove access to the side of the property to store refuse bins, these could be contained within the new store room proposed in the side extension.

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.

RECOMMENDATION:

That planning permission will 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
23/04/2021	03	-	LOCATION PLAN
13/06/2021	01	A	EXISTING AND PROPOSED PLANS AND ELEVATIONS
13/06/2021	02	A	PROPOSED SITE PLAN

Informatives

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\5s3v14ol\21_00351_ful 21 ford road.rtf

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

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

Chloe Roberts

25 June 2021

Alan Kilroe
25 June 2021

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