

Regeneration and Economic Development Department

APPLICATION NO: 22/00345/FUL

APPLICANTS: Mr Powell

WARD AFFECTED: Prescott South

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE EXTENSION TOGETHER WITH THE REROOFING OF KITCHEN AND ALTERATIONS TO FRONT PORCH AND BAY WINDOW.

LOCATION OF SITE: 15 Holt Lane, Prescott, Knowsley, L35 8LZ

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential 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:

None.

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 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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the construction of a single storey extension to both the principal and rear elevations together with internal alterations associated with the existing layout of the property.

The proposals would seek to provide a utility and wet room located within the single storey side extension together with internal alterations and reconfiguration of the existing internal layout to the ground floor to create new living space.

The proposals seek to replace the existing porch to the principal elevation and extend the full width of the proposed principal elevation and will include 2 windows and a new door.

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RELEVANT PLANNING HISTORY

74/05004/HIST – Garage granted 25th June 1980.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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.

DESIGN

The proposed single storey extension to the principal elevation would replace the existing UPVC porch. It would span a width of 6.59m and wrap around the existing dwelling and project a depth of 7.88m along the side elevation. The proposed development would be served by 2 windows and double doors to the principal elevation. The side elevation would include a new door to provide access to the rear garden together with a new window serving the wet room to the rear elevation. The extension would be served by a pitched roof measuring 2.61m at the eaves and 3.66m at its highest point.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey side extensions should normally have a pitched roof for aesthetic reasons and any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting.

The existing property is served by a UPVC porch measuring 0.6m in depth. As such, there would be minimal changes to the principal elevation in terms of massing than what already exists. Whilst the development proposals would alter the appearance of the host dwelling, a number of properties located on Longview Avenue have undertaken similar extensions. As such, it is not considered that this aspect of the extension would result in having significant adverse impacts to the character of the street scene.

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The proposed roof would be in keeping with the host property and is therefore in accordance with the Householder Development SPD.

The proposed extension would be largely faced in materials to match the existing property and as such, the proposal is considered to be in keeping with the property and would not appear incongruous or inconsistent within the wider street scene given its location at the rear of the property. The design of the proposal is therefore acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The property currently sits parallel to no. 13. The proposals and would be screened by the gable wall associated with the side elevation to no. 13. As such, there would be no impact to residential amenity associated with this property.

The proposal would alter the principal elevation currently comprising of a UPVC porch connected to the existing bay window. The proposed alterations to the principal elevation would extend the property by 1.2m towards the property boundary at no. 17. A number of properties within the nearby vicinity, notably along Longview Avenue, benefit from similar extensions which have altered the original character of the properties. As such, it is not considered that the proposed works would result in an adverse impact to this property.

Given the scale of the extension and the design of the pitched roof, the proposed works would not appear to be unduly overbearing in relation to neighbouring properties nor would it significantly affect the outlook or levels of light to adjacent neighbouring properties. The development proposals are therefore considered appropriate and would not lead to adverse effects to residential amenity.

HIGHWAYS

The property currently benefits from hard standing to the front of the property which provides parking for 2 cars. Given that the property only comprises of 2 bedrooms there would be no adverse impacts to the public highway despite the loss of land to the side of the property.

OTHER ISSUES

None.

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 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.

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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
09/06/2022	0971/22		CROSS SECTIONS AND SPECIFICATION
09/06/2022	0970/22		EXISTING AND PROPOSED PLANS AND ELEVATIONS
09/06/2022			LOCATION PLAN

J Fleming
21.07.2022

Signed by
Mark Quinn
04.08.2022

INFORMATIVE

COAL AUTHORITY

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

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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

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