

Regeneration and Economic Development Department

APPLICATION NO: 21/00483/FUL

APPLICANT: Ryan Hankey-Hollis

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION OF SITE: 41 Knowsley Park Lane, Prescott, L34 3NA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice. 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 application relates to a two-storey, semidetached dwelling, located towards the end of Knowsley Park Lane. The property currently has a single storey flat roofed element along the side elevation. Permission is sought to remove all of this, bar a small section at the front and erect a hipped roof, single storey extension, wrapping around the side and rear of the property.

The extension would adjoin the rear of the small side element that would be retained but would project an additional 0.8m to the side. The total width of the side extension would be 3.3m by a length of 9m, which would span the remaining depth of the dwelling and project 3m beyond the rear building line. The rear extension would then wrap around the rear elevation, having a total width of 11.3m. The hipped roof

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would reach a maximum height of 3.7m and the eaves would measure 2.3m. The proposal also includes the addition of a hipped roof onto the remaining section of the existing side element.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposal would replace the existing flat roof side extension, with a wrap around side and rear extension, including a hipped roof. The side section would only protrude an additional 0.8m beyond the existing built form and therefore the bulk of the extension would not appear dissimilar when viewed from the highway. The proposal to include a hipped roof would echo the main roof to the property and therefore would be considered an improvement over the appearance of the existing flat roof. The rear section would not be visible from the street scene.

The single window in the front elevation would be retained, while a set of bi-folding doors is proposed in the centre of the rear elevation, with a window either side and three Velux windows in the rear roof slope. The extension is proposed to be finished in brick, tiles and UPVC openings to match the original property. Overall, the scale and design are considered to be acceptable for the property and it would not detract from the character of the area.

The adjoining property, 43 Knowsley Park Lane, has a rear extension of a similar depth. The outlook/level of light afforded to this dwelling therefore will not be impacted upon, as a result of the current proposal. While the proposed side extension would be set over 4m from the shared boundary with the property to the other side, 39 Knowsley Park Lane. There are no windows included in this facing side elevation, only a single doorway. Given this distance, together with the single storey scale, it is not considered that the proposal would have any detrimental impact on the amenities of these residents or any surrounding properties.

The proposal would not affect the existing parking or access arrangements for the dwelling, nor would create any additional parking need. Therefore, it would not raise any highway safety concerns.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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.

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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
05/06/2021	001	Rev.A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

10 August 2021

Alan Kilroe
10 August 2021

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