

<u>APPLICATION NO:</u>	24/00682/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	7 Duncote Close, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A PART SINGLE STOREY PART TWO STOREY REAR EXTENSION TOGETHER WITH ERECTION OF FRONT PORCH AND CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM.		

Site Description

The application site is located at 7 Duncote Close, Prescot and is situated within an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a 2.5 storey, detached dwellinghouse and is brick facing to its front, side and rear elevations, together with white uPVC sash window openings and red, concrete, interlocking roof tiles. The property displays 2 no. projecting gables to the front elevation of the dwelling.

The property benefits from a single storey rear conservatory. The rear garden spans a depth of approximately 10m. The front of the property displays an open-plan design and is surfaced with block paving to provide hardstanding for at least 3 no. vehicles within the curtilage. There is access to the rear garden provided at the side and secured by a gate. The rear garden comprises of stepped sections surfaced by patio / block paving, a raised grassed section and to the rear and side plot boundaries a raised decking.

The front elevation of the dwelling is north/north-west facing and set back from the highway roughly 7.45m. The application site is located within a modern housing estate within a cul-de-sac, off a turn-head on a private road. To the north and west are other detached dwellings within the estate, to the south are further residential properties separated by Two Butt Lane and to the east lies a line of mature trees.

The proposal would see the demolition of the existing conservatory. The plans appear level with the original dwelling and would therefore clear the raised grassed and decking sections of the rear garden to make way for the proposal.

Proposal

The proposal seeks permission for the erection of a part single storey part two-storey rear extension together with the erection of a front porch extension and the conversion of the existing garage to form habitable room(s). Minor associated works would also be included.

The proposed rear extensions would comprise a 3.2m two-storey rear extension with a ground floor further projection of 2.5m (5.7m from the original rear elevation). The width of the two-storey element would be 8.22m and the ground floor element would measure 5.4m in width. The rear extension(s) would be served by a hipped roof, which would measure 4.88m at the eaves and 7.83m at the ridgeline.

The ground floor rear extension would be served by a flat roof, which would measure 2.4m at the eaves and see the installation of a glass roof lantern, which would measure 3m; the tallest section of this projection. Bi-fold doors would be inserted to the rear elevation, with one window either side elevation. The first-floor rear elevation would see two windows inserted; along with further windows installed either gable wall – these would be obscurely glazed.

The boundary treatment which partitions the site is a 1.8m timber fence. This would protect views between neighbours and the

The proposed front porch extension would project 0.9m forward and have a width of 2.3m. This would sit flush with the existing front projection of the dwelling. The porch would be served by a small mono-pitched roof.

The proposed works to convert the garage to form habitable room would involve the removal of the garage door and the installation of replacement fenestration and brick infilling.

The minor associated works would also see the installation of one new access door (ground floor) and one new window (first-floor) to the east facing side elevation and 2 no. new windows (first-floor and second-floor) to the east facing side elevation, together with 3 no. rooflights installed on the front roof slope and either side of the proposed rear extensions roof slope.

The application has seen amendments which include the lowering of the ridgeline of the two-storey rear extension as well as a revision to reduce the width of the replacement window for the garage conversion.

Consultations

Environmental Health – No objections, subject to suggested Conditions.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

No relevant 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 extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to 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.

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

ENV6 - Landfill Gas

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development and design within Knowsley Borough.

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

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The Householder Development SPD stipulates that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas. Style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area.

Design

The existing dwelling is brick facing with white uPVC openings and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and therefore ensure that the proposal would respond positively and coherently to the original dwelling.

The proposed extensions would broadly be served by pitched (hipped) roofs, except for the ground floor rear extension.

6.5 of the SPD stipulates that when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate. Although the hipped roof proposed is not entirely in-keeping with the original dwellings dual-pitched roof, it would be considered acceptable. A dual-pitched roof for this extension, given where it is sited, as a rear projection would otherwise appear enlarged in scale if it were to have a dual-pitched roof with a fully extended ridgeline and would contribute to an overly prominent form and mass. Whereas a hipped roof would appear more sympathetic visually, preventing this extension appearing unduly dominant and would also mitigate adverse harm to residential amenities of adjacent properties. Therefore, on this occasion, the hipped roof would be considered acceptable, and overall, the proposal would still be served by a pitched roof.

The Householder Development SPD also stipulates that for the consideration of two-storey rear extensions, depths of up to 3m would be acceptable and they should also not come within 7m of the rear boundary.

6.4 of the SPD outlines that the overall scale of the development should not look out of place in the street scene or other immediate environment. Extensions should normally be subordinate to the original dwelling.

The original application included the ridgeline of the rear extension sitting level with the ridge of the original dwelling, which was considered to be an unduly dominant feature and cause harm to visual amenities through design. It was requested and agreed that the ridgeline of the proposal would be lowered to ensure that the proposal would present an acceptable scale and not look overly prominent in the street scene, particularly when observed from Two Butt Lane. Following the amendments the ridge would be lowered by 0.3m. Although it was requested that it be lowered to sit parallel to the front projecting gables, the agent claimed that the ridge could not be lowered any further than what has been submitted without losing the internal height needed to serve the room.

The two-storey rear element would have a depth of 3.2m and would be erected circa 6.4m away from the rear boundary of the plot. Although this conflicts with the policy guidance, it is considered that the rear projection is a marginal infringement and would not have a significantly material impact. It is also considered that as the ridgeline would be lowered to appear more subordinate, that although the extension would be less than 7m from the rear boundary, the amendments would ensure that its prominence would be reduced and ensure that it would not have an unacceptable impact on the street scene and on this occasion would be considered acceptable.

The Householder Development SPD states (6.5) that flat roofed extensions will normally not be appropriate. Although, it is considered that the flat roof included within the application would serve a single storey rear extension. This would largely be confined to the rear garden and would not be overly prominent in the street scene to an extent that it would result in a significantly harmful impact on the character of the area.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that over 50% of the rear garden would be retained as well as the existing 1m set-in from the party boundaries. Sufficient space would remain usable, the proposal would not result in a cramped appearance in the context of the garden. The proposal would not remove the existing external side access to the rear garden and therefore waste bins could be discreetly stored and practically moved.

The Householder Development SPD emphasis that account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted. The size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. A large detached house, set a substantial distance from the highway, would normally be capable of accommodating a much larger front extension or porch than, for example, a terraced dwelling with minimal set-back from the highway.

Given that the proposed front extensions are a very small projection and that the dwelling is detached with sufficient distance and set-back from the highway, the front extensions would be considered to comply with the SPD's guidance and would be acceptable. The porch would not project beyond the furthest existing projection and therefore, respect and account of the building line would be achieved.

6.8 and 6.9 of the SPD outline design expectations for windows and openings. This includes the proportions and layout of windows. The original window submitted

displayed a width that was disproportionate with rest of the fenestration on the front elevation. Amended plans received have revised this and demonstrate a replacement window which is more in-keeping with the front elevation and would be supported.

The associated works of the windows to the side elevation would be acceptable in design terms and would also emulate brick detailing features.

Overall, the proposed extensions and alterations would have an acceptable design and scale to the existing dwelling. The proposal would be deemed to accord with Saved Policies H5 and H8 of the Replacement Unitary Development Plan together with the Householder Development SPD.

Residential Amenity

6.19 of the Householder Development SPD states that extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing impact on neighbouring dwellings to an unacceptable degree.

The Householder Development SPD states for two-storey rear extensions beyond 3m will only be acceptable if they do not breach the 45-degree rule. Given that the application site is detached with circa 2m space either side of each adjacent property. The submission shows that the two-storey rear extension would not breach the 45-degree rule and therefore would be acceptable.

The ground floor, single storey rear extension would be set off from the boundaries circa 2.35m either side and would although the depth from the original dwellings rear elevation would be circa 5.7m, this would be acceptable as this section would have sufficient distance from the boundaries to mitigate its impact by way of appearing overbearing and unduly dominant.

The rear extension would contain multiple windows to the rear elevation and one window installed either side elevation. Consideration has been given as to whether this would need to be obscurely glazed, however, it is considered that the proposal would be sited with sufficient distance off from the party boundaries that it would not be directly abutting. Moreover, any side windows on the proposal are either obscurely glazed or are ground floor on the single storey element of the proposal and at an oblique angle to the interiors of adjacent properties or the immediately adjacent patio or garden areas to these homes; therefore, the proposal would not be considered to raise any unacceptable amenity or privacy impacts.

The porch extension and garage conversion would have little to no impact on residential amenities or privacy of adjacent dwellings.

6 Duncote Close

No.6 is the adjacent, detached dwelling located to the east/south-east of the application property. The two gable walls face each other at a distance of circa 2m. The property benefits from a single storey side and rear 'wrap-around' extension to the east facing side elevation.

The proposed development would not be considered to cause any significant impact. The projections and set-ins from the boundary and hipped roof would ensure that any residential amenity impacts would not be unacceptable to the living conditions of the occupants.

The rear extension would contain one window on the side elevation. It has been agreed with the agent that the top-section of the of this window would be obscurely glazed (and will be secured by Condition) due to this section measuring at a height of over 1.8m and taller than the boundary treatment. The rest of this window would only have a view of the rest of the rear garden of the application site and fence and not directly about the fence to result in poor views or outlook for the occupants of the application property.

The proposed associated works of openings to the side elevations would not raise any residential amenity or privacy concerns; these views would be concentrated to the gable walls of adjacent properties and would be obscurely glazed.

8 Duncote Close

No.8 is the adjacent, detached dwelling located to the west/north-west of the application property. The two gable walls face each other at roughly 2m distance.

These two properties are partitioned by a timber fence around 2.4m in height from ground level, this reduces to circa 1.8m to divide the areas between the gable walls.

The proposed development would not be considered to cause any significant impact. The projections and set-ins from the boundary and hipped roof would ensure that any residential amenity impacts would not be unacceptable to the living conditions of the occupants.

Given the boundary treatment to the west facing side elevation, it would not be considered to result in any unacceptable impact as the height of the fence. The proposed rear extension would contain a top-window on the side elevation to roughly the same height as the existing rear extension, which at present faces directly at the existing timber boundary treatment. As observed during the site visit, the boundary treatment would restrict any direct overlooking here and therefore, would not be considered obscured glazing on the top section of this window would be required.

Overall, it would not be considered that the proposed development would result in any unacceptable impact to the residential amenities or privacy of the occupants of No's 6 and 8. The proposed development would broadly comply with Saved Policy H5, H8 and the Householder Development SPD.

No other dwellings in the locality are considered to suffer any adverse impact.

Highways

The application site contains hardstanding to the front of the dwelling, which the submitted plans outline could accommodate 4 no. of vehicles but notwithstanding this, it is acknowledged that the hardstanding could practically accommodate a minimum of 3 no. vehicles at any one time. The existing front drive measures 10.2m x 6m.

The Householder Development SPD outlines that garages would count towards the parking provision when they meet the minimum internal dimensions to be considered a parking space (2.75m x 5.5m). Although, the existing garage measures at 2.6m x 5.3m and at a very marginal shortfall, would not meet the minimum threshold and consequently not be deemed to result in the loss of an existing in-curtilage parking space.

The existing dwelling contains 4 no. bedrooms, the proposal would utilise the roof space and introduce an additional bedroom, which would total 5 no. bedrooms. The Householder Development SPD states that for properties with 4+ no. bedrooms, then 3 no. parking spaces are required within the curtilage of the dwelling.

Overall, the application property would ensure that satisfactory levels of in-curtilage parking would be retained. Which would not be considered to result in any unacceptable highways impact; the proposed development would comply with the maximum standards requested by the Householder Development SPD.

Environmental Health

Environmental Health were consulted on the scheme as the Local Planning Authority's records identify a constraint of a former waste tipping site for the application site. Following review of the application, no objections have been received, subject to a suggested Condition.

Environmental Health have confirmed that the historical maps identify embankments and potential bunkers were present prior to the property being built and that the property is within 50m of an historic landfill. The house was built prior to legislation being in place to investigate any potential contamination issues.

Saved Policy ENV6 states that development on former landfill sites, or within 250 metres of current or former landfill sites will only be permitted, where the applicant can clearly demonstrate that there is no risk from the generation or migration of landfill gas or other hazardous substances, or that satisfactory measures can be taken to counter any possible hazard either to the development site or other receptors.

The accompanying guidance of ENV6 (13.32) stipulates that Planning conditions or legal agreements will be used to ensure that appropriate measures are incorporated into proposals to control the migration of gas or other mobile substances and to monitor and if necessary, remediate any potential problems following development.

The application dwelling was erected prior to legislation to investigate any potential contamination issues. However, Environmental Health have suggested two Conditions; one to the reporting of any discovered unexpected contamination and the second is pertaining to the importation of soil and/or material.

The Condition for the reporting of the discovery of any unexpected contamination would be applied. Although, the second suggested Condition (for the importation of soil and/or material) would not be applied in this instance. It is Officers' opinion that this would not accord with the Conditions Test as it would not be considered necessary or reasonable for the scale of development.

The Condition applied would be acceptable to ensure that no unacceptable impacts would occur as well as satisfactory development of the site. The proposal would be considered to comply with Saved Policy ENV6.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways and impacts on the Conservation Area and the setting of the Listed Building. The proposal also complies with 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 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.

- 4) No part of the development hereby permitted shall be used or occupied until the top part of the proposed orangery window on the east facing side elevation as indicated on drawing no. DUN/12/24/06 REV A, received 24.02.2025, has been glazed with obscure glass to level 4/5 and shall be retained as such at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 5) If during development any unexpected contamination, buried structures or material not previously identified, is found to be present on the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted (and obtained written approval from the Local Planning Authority) a written remediation scheme. This scheme shall detail the nature and extent of unsuspected contamination and how it shall be dealt with.

Reason: In the interests of safety, to ensure any contamination of the site is remediated to a 'suitable for use' standard, to protect existing/proposed occupants of applicant site and/or adjacent land and to comply with Saved Policy ENV6 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/12/2024	-	-	APPLICATION FORM
23/12/2024	DUN/12/24/01	-	SITE & LOCATION PLAN
24/02/2025	DUN/12/24/06	REV A	PROPOSED ELEVATIONS
24/02/2025	DUN/12/24/07	REV A	PROPOSED GROUND FLOOR PLAN
23/12/2024	DUN/12/24/08	-	PROPOSED FIRST FLOOR PLAN
23/12/2024	DUN/12/24/09	-	PROPOSED ROOFSpace FLOOR PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 07/03/2025

Informatives

- 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.

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