

APPLICATION NO: 25/00219/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescot North

PARISH: Prescot
Town Council

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

PROPOSAL: ERECTION OF A FIRST FLOOR REAR EXTENSION TOGETHER
WITH THE ERECTION OF A SINGLE STOREY SIDE EXTENSION
AND CHANGE FROM FLAT ROOF TO APEX ROOF TO EXISTING
WORKSHOP

Site Description

The application site is a detached house set on the corner of St James Road and Alder Road. St James is a busy road connecting Prescot Town centre to the A58. The site is an irregular rectangle shape. There are houses to the north, south, west and east of the site.

Proposal

The proposal is for the erection of a first floor rear extension together with the erection of a single storey side extension and change from flat roof to apex roof to existing workshop.

- The single storey side extension would be 2.2m wide and project 4.6 metres and be between 3.8 and 4.1 metres high (due to the sloping ground).
- The first floor rear extension would project 2.7 metres and be 6.7 metres wide, and 8.7 metres high.
- The new apex roof would be 4.3 metres high.

Consultations

N/A

Representations

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

Planning History

22/00221/FUL - SINGLE STOREY SIDE EXTENSION AND AMENDMENTS TO THE PART OF THE ROOF OF THE EXISTING GARAGE. – approved - 11.05.2022

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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

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 within Knowsley Borough.

Article 35 Statement

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.

Assessment

Policy

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

Para 7.3 of The Householder Development SPD states that “*Extensions should be constructed in materials and style to match the original dwelling*” and that

Extensions should normally have a pitched roof for aesthetic reasons (pitched roofs are also normally easier to maintain). Wherever possible, the angle of the pitch of the new roof should match that of the original dwelling. However, flat or lower-pitched roofs may be preferable in those circumstances where a matching style of roof would cause loss of light for neighbours or can be justified in design terms.

Side windows serving main habitable rooms are rarely acceptable where they would overlook an adjoining dwelling.

Para 7.4 states that “*Two storey (Rear) extensions of up to 3 metres will normally be acceptable*”.

Character of Area

Single Storey Side Extension

The side extension would be a relatively small addition to main house, located at the rear of the existing single storey flat roof side extension and would not be visible from the street scene. Therefore, there would be no harm to the character of the area.

Apex Roof

The apex roof would be a minor change when viewed from the streetscene and would involve a change from a flat to a pitched roof, which would match the character of the main dwelling and comply with relevant guidance. 110 St James Road also has a similarly tall roof on their single storey extension. Therefore, there would be no harm to the character of the area.

First Floor Rear extension

The first floor rear extension would not be readily visible from the streetscene and would not harm the character of the area.

Overall, the proposal will not result in harm to the character of the area.

Neighbour Amenity

Single Storey Side Extension

The side extension would be single storey only and would not be particularly high. It would therefore not impact on the amenity of neighbours.

Apex Roof

The Apex roof would be similar in scale to the side extension of 110 and would not impact neighbour amenity through loss of light, privacy or outlook.

First Floor Rear Extension

The first floor rear extension would not directly face any neighbour windows or lead to loss of privacy, light or outlook. It would comply with the Householder SPD as it would be only 2.7 m in length and less than the 3 metres normally considered acceptable. Therefore there would be no impact on the amenity of neighbours.

Overall, it is considered that there would not be harm to amenity.

Parking

Existing parking spaces would be unaffected by the proposal and no additional bedrooms would be added.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Location Plan - (received 08/04/2025).
- b. Existing and Proposed Block Plan - (received 31/03/2025).
- c. Existing and Proposed Plans and Elevations - (received 31/03/2025).

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 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.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising **Jo Sheridan**
Officer²: _____

Date: **09/06/2025**

Informatives

N/A

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