

Regeneration and Economic Development Department

APPLICATION NO: 21/00488/FUL
Directors

APPLICANT: Debbie Bennett Funeral

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF FIRST FLOOR REAR EXTENSION WITH PITCHED ROOF

LOCATION OF SITE: 31 High Street, Prescott, Knowsley, L34 6HE,

KNOWSLEY LOCAL PLAN ALLOCATION –

Conservation Areas - Prescott Conservation Area

Strategic Road Network - Strategic Road Network

Town and District Centres - Town And District Centres - Prescott Town Centre

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ5 - Development in Conservation Areas

TECHNICAL CONSULTATIONS:

Conservation & Design Officer - No objections in principle but recommends conditions.

Prescot Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours. Once the revised drawings were received the neighbours were notified of the amended scheme. The amended scheme was also advertised by site notice and press notice. 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

31 High Street is a two-storey corner property with a single storey flat roof extension to the rear of the building located within Prescott town centre and the conservation area. The building is of a relatively simple design, but it has been subject to several unsympathetic changes over time. Brickwork and stone dressings to first floor windows have been retained but overpainted, here are a number of projecting shutters, altered fenestration with uvpc windows and the gable has been rebuilt. To the rear there is a parapet roofed addition which appears to have been built at the same time as the gable wall

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was replaced as it is built from the same continuous brickwork. The main rear wall has been pebble dashed, though most is concealed from view. There is a range of external apparatus. The building does retain a pitched slate roof to the main building. An apartment block is adjoining the property. The ground floor of the property is a funeral director business with the first floor being a two bedroom flat.

The proposal is to erect a first-floor extension over the existing extension at the rear, with the revised scheme proposed to have a pitched roof ridged into the main roof. The extension will comprise a reception room and hall.

POLICY CONSIDERATIONS

The application as amended complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed extension as amended is acceptable in design and would not be detrimental to the visual amenity of the area or the street scene. Whilst some overshadowing of the rear external area of the neighbouring apartment block would occur it is not considered that this would be so significant to warrant refusal taking the context of the sites into consideration and the location within the town centre where external areas do not usually translate into the leisure areas. Due to the makeup of the apartment block with an area of blank elevation adjacent the application property the proposal does not raise overshadowing concerns with regard rear elevation windows of the apartment block. The proposal raises no crime or anti-social behaviour issues.

The application therefore complies with Policies CS2 and CS19 of the Local Plan.

HIGHWAYS

The proposed extension would not create a further bedroom and as such raises no highways issues. If a further bedroom was created the flat is within the town centre and such areas do not traditionally provide off street parking, being in sustainable locations close to shops and public transport.

RESIDENTIAL AMENITY

The proposal is for an extension to a first floor flat in a town centre. It is not considered the proposal would impact adversely on the residential amenities of neighbouring properties detrimentally. Two windows are proposed, one to each side elevation. One window for the hall would face windows within the apartment block with approximately 9.9-10m between with the other for the reception room facing first floor windows in The Hope and Anchor PH on the opposite side of Hope Street with a distance of approximately 11m between. The Hope and Anchor PH had planning permission granted in 2017 for the conversion of the upper floors to apartments and the conversion of an outbuilding to a dwelling, now lapsed. It is considered that these distances, taking the town centre location into contextual account, would be acceptable particularly with there being a road between the site and the pub, and would not unduly affect privacy or cause unacceptable overlooking. The hall window being closer to residential windows could be conditioned to be obscure glazed to mitigate against the distance, and this would not be viewed from the public highway due to the position so such would not affect the street scene.

The application therefore complies with Policies CS2 and CS19 of the Local Plan.

OTHER ISSUES

Conservation
Whilst the revised design of the extension is relatively plain it is acceptable in the context of the existing building which has undergone numerous changes over the years and has a relatively plain appearance. The addition of the pitched roof has improved the appearance of the extension. The Conservation Officer advises that the pitched roof should be of natural slate with ridge and verge details to match the existing. It is also advised that the Hope Street window have the cill and lintol of stone, and that window details should be agreed prior to installation. The proposal would preserve the appearance of the conservation area. The Conservation Officer states that the Heritage Statement

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does not fulfil minimum NPPF requirements. In this instance considering the relative scale of the proposal and the context of the existing site, and that the Conservation Officer has no objections in principle to the revised scheme, an amended heritage Statement has not been requested.

The application complies with Policies CS2 and CS20 of the Local Plan together with saved Policy DQ5 of the UDP.

CONCLUSION

The proposal as amended is acceptable and would not be detrimental to the visual amenities of the area or the street scene. The proposal would not have significant residential amenity impacts and no highway issues are raised. The proposal would preserve the appearance of the conservation area. The application complies with planning policies and is therefore recommended for approval.

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 roof of the extension hereby permitted shall be of natural slate. A sample of the natural slate to be used shall be submitted to and agreed in writing prior to the slate being installed to the roof. In the event that the roof needs repairing, or tiles replaced this shall only occur using the agreed natural slate or matching natural slate.

Reason: In the interests of visual amenity to preserve the Conservation Area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) The external walls of the extension hereby permitted shall be of facing brick to match the gable of the existing building.

Reason: In the interests of visual amenity to preserve the conservation area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) Details of the windows of the extension hereby permitted including elevations and sections shall be submitted to and agreed in writing by the Local Planning Authority prior to installation. For the avoidance of doubt the details of the window facing Hope Street shall include stone cill and lintol and a sample of the stone to be used shall be submitted to and agreed in writing as part of the scheme. For the avoidance of doubt the window on the west side elevation facing towards the apartment block shall be obscure glazed with details of the obscure glazing forming part of the submitted scheme. The agreed windows shall be retained at all times.

Reason: In the interests of visual and residential amenity to preserve the conservation area and to comply with Policies CS2, CS19 and CS20 of the Knowsley

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Local Plan Core Strategy adopted January 2016 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 6) The ridge details of the roof of the extension hereby permitted shall match the ridge details of the main roof of the existing building and the ridge shall be mortared in addition to the mechanical fixings, with the verge detailing match the existing verge detail.

Reason: In the interests of visual and residential amenity to preserve the conservation area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/01/2022	KR-02	-	Existing Floor Plans and Elevations plus Location Plan
12/01/2022	KR-02	-	Proposed Floor Plans and Elevations plus Location Plan

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

No part of the extension permitted shall encroach or overhang any part of the public footpath.

Lee Osborne

5 May 2022

Signed by

Mark Quinn

6/05/2022

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