

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00947/FUL

APPLICANT: Mr Jeremy Blackmore

WARD AFFECTED: Prescot North

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION AND A TWO STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF A FRONT PORCH

LOCATION OF SITE: 100 South Avenue, Prescot, L34 1LZ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

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

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The application is for the erection of a single storey rear extension and a two storey rear extension together with the erection of a front porch.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The porch and rear extensions would have pitched roofs like the existing roof and would be consistent with the character of the existing building.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 98, there would be no harm to amenity as the two storey rear extension would project less than 3 metres and would be around 3.6 metres away from the boundary. This complies with para 7.4 of the Householder Development SPD which states that extensions of up to 3 metres will generally be acceptable. The single storey rear extension and front porch will also not affect 98.

In relation to 102, there would be no harm to amenity as the two storey rear extension would project less than 3 metres and would be around 3.2 metres away from the boundary. The single storey rear extension would also project less than 4 metres. Therefore, the rear extensions are in accordance with the Householder Development SPD. The front porch will also not affect 102.

In relation to other neighbouring properties, (8, 10 and 12 Manchester Road) there would be no impact on the amenity of neighbours due to the extension being at an adjacent angle to the properties and not directly facing them.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties. The application complies with local planning policies and is 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).

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PS/DC/OP04/05	003	23/9/02

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- 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/12/2021	21061 - 01	A	Existing Site and Location Plan
15/12/2021	21061 - 04	A	Proposed Site Plan and 3D
15/12/2021	21061 - 05	A	Proposed Plans
15/12/2021	21061 - 06	A	Proposed Elevations

Informatives

N/A

Andrew Hunt

18 January 2022

Alan Kilroe

19 January 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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