

<u>APPLICATION NO:</u>	25/00502/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	89 Stratford Drive, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION

South Prescot Action Area

Site Description

The application relates to a three-storey semi-detached dwelling located on the eastern side of Stratford Drive, Prescot. The dwelling holds a prominent location opposite the junction with Midsummer Avenue.

The host property has a driveway to the side of the dwelling which separates the dwelling and the neighbouring property, No. 91 Stratford Road. As the street slopes downward towards the west, the application site is positioned at a higher level than the adjacent property, No. 91. There is garden to the front which is laid to lawn planted with a hedge along the gardens of the host property and its neighbour, No. 87.

There is a garden to the rear surrounded by boundary fencing and secured by a timber fence and gate located to the side at the end of the driveway.

The application site is surrounded to the north, east and west by other dwellings located on the Prescot Park Way residential development. Immediately to the rear of the site lies a railway line which separates the site from other dwellings located on Thomas Drive.

Proposal

The application seeks consent for the erection of a single storey 'wrap around' extension to the rear and side of the dwelling. The extension would provide a dining room to the rear and open-plan lounge and kitchen together with a utility room and lounge extension to the side.

It would have an overall width of 6.4 m and would project 2.81 m from the rear elevation along the common boundary with the attached dwelling, No. 87. The extension would wrap around the gable elevation and extend outward by 2.25 m, set off the common boundary with the adjacent plot, No. 91 Stratford Drive by approx. 750 mm and would have a total depth of 12.4 m at the side.

The extension would have a mono-pitched roof at the rear which would be hipped as the extension wraps around the corner of the gable, the roof would then extend along the gable presenting a mono-pitched roof which would then be hipped at the front. It

would attain a maximum height of 3.4m with eaves height of 2.65m.

Consultations

Prescot Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

APP. NO: 15/00022/OUT
PROPOSAL: OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING UP TO 750 NO. DWELLINGS & UP TO 929 SQM OF COMMERCIAL / INDUSTRIAL BUILDINGS (USE CLASSES B1/B2/B8) - ALL MATTERS RESERVED FOR FUTURE APPROVAL
DECISION: Granted
DECISION DATE: 20 December 2016

APP. NO: 17/00081/REM
PROPOSAL: RESERVED MATTERS APPLICATION FOR 150 NO. DWELLINGS IN RESPECT OF PLANNING PERMISSION 15/00022/OUT (PARCEL B) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT, SCALE & ACCESS.
DECISION: Granted
DECISION DATE: 24 July 2017

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS13 - Principal Regeneration Area – South Prescott

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

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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

Principle of Development

The application site is allocated as within an area identified as South Prescott Action Area on the Local Plan Policy Map, Policy CS13 – Principal Regeneration Area – South Prescott at criterion b) states that *the comprehensive redevelopment of the South Prescott Principal Regeneration Area for mixed uses on previously developed land will be supported where it provides (in no order of priority):* Criterion b) continues to state that *new residential development, to provide a wider choice of housing types suitable for identified local needs.* The application site is located on a housing development which was granted as part of the wider regeneration of this area under planning permissions referenced 15/00022/OUT and 17/00081/REM. A proposal to extend an existing dwelling in this now established residential area is acceptable in principle subject to compliance with relevant planning policies and guidance.

Saved Policies H5 and H8 of the Unitary Development Plan (2006), Policies CS2 and CS19 of the Local Plan Core Strategy (2016) together with the Householder Development SPD (2016) are relevant. The Council's Householder Development SPD also forms a material consideration for the purposes of determining planning applications providing additional guidance in relation to householder development within the borough. 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.

Layout and Design

The proposed extension would extend out to the rear and to the side. The extension would extend across an existing driveway at the side of the dwelling; it would not extend any more forward than the principle front elevation of the host dwelling. It would be set in off the common boundary with the neighbouring property, No. 91 with a gated access provided at the side. The extension would extend over a length of length of the existing driveway. The level of parking provision proposed is discussed in detail in the Highways section below.

An acceptable level of private amenity space for the size of dwelling would be maintained following development.

The Householder Development SPD requires that extensions should ensure that adequate provision is made / retained for refuse collection and recycling. Currently access is gained to the rear via a gated access across the driveway. Following the development, the facilitation of kerbside bin collection would be maintained and it is not considered that there would be conflict with the Householder SPD and Policy WM9 of the Waste Local Plan.

Adequate space would be retained to ensure that the development would not result in a cramped appearance.

Turning to the design, the extension would have a mono-pitched roof hipped at the corner where the extension would wrap around the gable elevation and would present a hipped roof at the front. There would be 2 no. roof lights incorporated into the roof slopes, one to the rear roof plane and another to the side.

The application initially proposed a gable-fronted roof design; however, as the existing dwelling features a gable end, the design was amended to incorporate a hipped roof at the front, which is considered to better integrate with the host property's roof form.

A window opening serving the lounge extension would be inserted within the front elevation echoing the design of the adjacent existing lounge window on the front elevation. A single door would be located along the side elevation serving the utility room and a large, glazed opening with bi-folding doors would be provided within the rear elevation serving the dining room. The window detailing is considered acceptable.

The Householder SPD advocates materials that match the host dwelling. The front elevation of the host property comprises of cream render with a brick plinth and brick work detailing around the entrance door. The gable and rear elevations are constructed of facing brick; the property has a grey tiled roof; white uPVC windows and black rainwater goods. The materials of the extension should match that of the existing dwelling, including the use of render to the front elevation, which can be secured by a suitable planning condition if permission is granted.

The scale of the proposed extension is considered appropriate, and the design is deemed acceptable. On balance, the proposal does not conflict with Policies CS2, CS13 and CS19 of the Local Plan, Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Highway Considerations

The original house type (Hawley), as approved, suggests that a room at ground floor is study / 4th bedroom, this room is shown on the submitted existing floor layout as an office. The room has internal measurements of 1.84 m x 2.74 m and comprises approx. 5 sqm of floorspace. As such, it is considered that this cannot be deemed to be a usable bedroom space and that the property is a 3-bedroom dwelling. The Ensuring a Choice of Travel SPD requires that 3-bedroomed dwellings should be served by a maximum of 2 no. off-street parking spaces.

As noted above, the proposed extension would extend over a significant part of the existing driveway at the side of the property. The Householder Development SPD states that *in most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow... Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.*"

The application proposes extending the width of the driveway onto part of the grassed area at the front of the site, which would have a maximum width of 4.5m. The Householder Development SPD requires two side by side parking spaces to measure 5 m x 5.7 m and as such the proposed width would not provide adequate additional or replacement parking provision. However, whilst the extension would extend over the existing driveway a length of between 11.5 m - 12.5m of driveway would still remain between the front of the proposed extension and the front boundary of the application site. This would ensure that at least 2 no. parking spaces could still be accommodated within the curtilage.

The proposed development would therefore not result in an unacceptable loss of off-street parking provision on the site and the proposal does not present concerns relating to parking provision or highway safety. As such, the proposal would not conflict with the NPPF, Policies CS2 and CS19 of the Local Plan; Policies H5 and H8 of the UDP or the Householder Development and Ensuring a Choice of Travel SPDs.

Residential Amenity

Saved Policies H5 and H8 of the Knowsley UDP and Policies CS2 and CS19 of the Local Plan seek to ensure that new development avoids unacceptable impacts on existing residents. The Householder Development SPD requires that extensions adequately protect neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree.

87 Stratford Road

No. 87 is the attached semi-detached dwelling. This property is not extended at the rear. The proposed extension would project 2.82 m from the rear along the common boundary with No. 87. There is an existing high level fence along the common boundary. The proposed extension would be within the limitations of the Householder SPD guideline of 4 m depth generally considered to be acceptable and

it is considered that the proposed development would not therefore result in harm to the residential amenities of this neighbouring occupier.

No. 91 Stratford Drive

This property is located on the adjacent plot. The host dwelling and this property are currently separated by their respective driveways. The neighbouring property's driveway is set at a significantly lower level than that of the host dwelling towards the back of the driveway. The levels slope downward from the rear of the driveways towards the highway frontage. There is an existing retaining brick wall topped with metal railings along the shared boundary between the respective driveways.

No. 91 is slightly set back from the host property by around 600mm. A retaining wall and high timber fence run along the shared rear boundary.

The proposed extension at the side would be set approximately 750 mm from the common boundary and No. 91 has a small ground floor dining room window and a first-floor obscure glazed window on the gable elevation facing the application site. The neighbour's dining room window serves an open-plan dining and lounge area, which also benefits from a large, glazed opening incorporating French doors.

Having taken into account the existing level differences, existing boundary treatments, the separation that would be retained and that the fact that the side window is a secondary window, it is considered that the proposed extension would not result in unacceptable impacts on the residential amenity of No. 91 in terms of loss of light, overshadowing, or that it would have an overbearing effect.

No other properties would be affected by the proposed development.

The proposed development would comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP and the Householder Development SPD.

Conclusion

In summary, the proposal would comply with the National Planning Policy Framework (2024), relevant Core Strategy and Replacement UDP policies and the guidance set out in the Ensuring a Choice of Travel SPD and the Householder Development SPD and is therefore 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding the details and any description of materials in the application or as identified on the approved plans 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.

For the avoidance of doubt, the front elevation of the extension hereby permitted shall be constructed in facing brick work with render above with the remaining elevations of the extension finished in matching facing brick.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development Supplementary Planning Document (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/10/2025	25039-01	REV A	LOCATION PLAN, SITE, GF PLAN AND 3D
24/10/2025	25039-04	REV A	PROPOSED GROUND FLOOR PLAN
24/10/2025	25039-05	REV B	PROPOSED ELEVATIONS
24/10/2025	25039-03	REV B	SITE PLAN AND 3D

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

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

Date:

24/10/2025

Contd...

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