

<u>APPLICATION NO:</u>	22/00700/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	93 St Helens Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR REAR EXTENSION AND SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 93 St Helens Road, Prescot, and is a semi-detached dwelling located in what is allocated as a Primarily Residential Area in the development plan. The applicant property is brick facing on its ground floor front, side and rear elevations and a cream render on its first-floor front, side and rear elevations. In addition, it has brown UPVC windows and doors and a pitched roof with interlocking tiles.

The property benefits from a protrusion from the rear. As well as a garage erected in the front section of the rear curtilage of the dwellinghouse.

There is a small woodland to the rear of the applicant site.

Proposal

The applicant seeks permission for the erection of a single storey rear extension, which would span a width of 3.5m and a length of 3.58m. It will consist of a flat roof, at a height of 2.81m and feature a large skylight in the roof.

In addition, the applicant seeks permission for the erection of a first-floor rear extension, which would span a width of 2.9m and a length of 3.5m. It will consist of a dual pitched roof with the eaves being a height of 5.54m and the ridge line of the roof would be 6.53m

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

No recorded 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development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

**KNOWSLEY LOCAL PLAN: CORE STRATEGY
SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT
PLAN (ADOPTED JUNE 2006)**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

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

Design

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 existing dwelling is rendered on the front of its first-floor and red brick on the ground floor, with brown UPVC windows and tiled roofing. The proposed development would maintain this and have both rendered and brick exteriors to be in keeping with the materials on the applicant property and match the existing. This is with the exception of changing all the existing brown UPVC to white UPVC, which will be applied to the whole of the applicant site. In addition, the original dwelling house has a pitched roof whereas the proposed single storey rear extension would have a flat roof. Although this is not in accordance with the requirements of the Householder Development SPD, which states that pitched roofs should generally be used, it would be at the rear of the property and for private enjoyment and not readily visible from public vantage points or public highways. This subsequently, would not cause any unacceptable harm to the visual amenity of its surroundings. The first-floor rear extension would have a dual pitched roof and therefore comply with the policy requirements. Overall, the proposed development, is keeping in with the requirements of Policy H8 and the Householder Development SPD and has an acceptable design.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours.

It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The proposed developments single storey extension is therefore in accordance with policy by not exceeding the 4m threshold set out in the Householder Development SPD.

The Householder Development SPD also states that two storey extensions beyond 3 metres will only be acceptable if they do not breach the 45-degree rule. In addition, where the properties are attached and the neighbouring dwelling has no extension adjacent to the boundary, any first-floor element of an extension beyond 3 metres should be set in from the party boundary by a minimum of 1m.

91 St Helen's Road

No.91 is situated adjacent to the west of the applicant site. The original front and rear elevations of the property sit in line with the applicant property. No.91 benefits from a ground floor extension, a first-floor extension from the first story at the rear elevation and an outbuilding that contains patio doors at the rear, which sit in line with the detached garage at the applicant property. The proposed developments furthest projection is the first-floor rear extension, which would protrude 3.58m from the original rear elevation of the applicant site. This accords with the Householder Development SPD as the proposed developments ground floor extension does not exceed the 4m maximum and although the first-floor extension projects over 3m from

the original rear elevation it would not cross the 45-degree line from the closest main habitable room and subsequently complies with the Householder Development SPD which states that extensions beyond 3m will only be acceptable if they do not breach the 45-degree rule. Therefore it accords with the Householder Development SPD and would not have an unacceptable impact on the amenities of the occupants of no.91.

95 St Helen's Road

No.95 is the attached property to the applicant property. The original front and rear elevations of the property sit in line with the applicant property. No.95 benefits from a first-floor bedroom extension at the rear and a single storey lounge extension as well as a single storey side extension. Furthermore, the property also has a conservatory at the rear and a garage behind the side extension. The proposed developments furthest projection is the first-floor rear extension, which would protrude 3.58m from the original rear elevation of the applicant site. This would not cross the 45-degree line from the closest main habitable room and therefore, the proposals accord with the Householder Development SPD.

The Householder Development SPD states that a single storey side extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The proposed development is in accordance with the Householder Development SPD and would not have an unacceptable impact on the amenities of the occupants of no.95.

Highways

The property currently has two off street parking spaces which would not be affected by the proposed development. As such, the proposed development would not result in adverse impacts to the public highway.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the Relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

- 1) 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.

- 2) 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).

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/11/2022	04/10/93	-	PROPOSED SIDE ELEVATIONS
27/11/2022	02/10/93	-	PROPOSED GROUND FLOOR PLAN
27/11/2022	03/10/93	-	PROPOSED FIRST FLOOR PLAN AND PROPOSED REAR ELEVATION
27/11/2022	01/10/93	-	EXISTING FLOOR PLANS AND ELEVATIONS
27/11/2022	06/10/93	-	LOCATION PLAN AND BLOCK PLAN

Signed Case Officer:

Reece Black

Signed Authorising Officer:

Mark Quinn

Date:

20.01.23

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Appendix 1 – Site Photographs















