

<u>APPLICATION NO:</u>	23/00141/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	20 Hamnett Road, Prescot, Knowsley, L34 6LL		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application property is a semi-detached dwelling located at no. 20 Hamnett Road. The character of the street scene is predominantly brick facing properties in similar appearance to that of the application property with the exception of small minority of dwelling houses which include render and/or mock Tudor accents. In addition, there are several examples where these properties benefit from side extensions which are relevant to the consideration of this application.

The application property accommodates a gable roof. The property benefits from white UPVC windows together with a porch which accommodates a white combination UPVC frame and red door.

The property is directly accessed off Hamnett Road where vehicle parking is provided in the form of hardstanding at the front of the property capable of accommodating 2no. vehicle spaces. Although space is available at the side of the property, the occupiers would be unable to use this for parking provision as it would not measure a sufficient width to accommodate a vehicle and to allow exiting of the vehicle given the raised parking area associated with no. 18 Hamnett Road.

Proposal

The application proposals seek permission for the erection of a single storey side and rear extension. The side extension would project 2.16m from the existing side elevation and would run parallel with the main front elevation of the dwelling house. It would then span a depth of 11.3m and wrap around the rear elevation spanning a width of 6.44m. The rear aspect would project 3.48m from the existing rear elevation.

The extension would accommodate a hip roof measuring 2.23m at the eaves and 3.6m at its highest point. The proposal would include 1 set of garage doors at its front elevation, a window serving the proposed utility room and a new bi-folding door and glazed window at its rear elevation.

The proposals would provide new storage, utility, W/C and two habitable rooms at the rear.

Consultations

Highways Authority – No objections raised.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

There are a number of planning applications associated with the construction of the wider housing estate. No planning history associated with this particular dwellinghouse has been submitted since its construction.

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.

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.

The site is located within a Primarily Residential Area. As such, an alteration to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

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.

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

Design

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours as well as provide sufficient parking spaces. In addition it further states that rear extensions should be designed to avoid overshadowing, loss of outlook/privacy to neighbours or appear unduly dominant.

The proposed extension would span 2.16m in width from the existing side elevation and would provide a new garage door in black. Whilst the black garage door would contrast with casement of existing openings a number of properties have a variety of door colours and is therefore acceptable in terms of design. The side extension would accommodate a hip roof and whilst this differs from the gable roof of the existing house it is considered acceptable in terms of design and would reduce its appearance to neighbours amenity located at no. 18. One window is located at the side elevation serving the utility room and would face the gable wall of the neighbouring property and would therefore avoid a blank elevation.

The rear elevation would comprise of two glazed units one of which is bi-folding doors. The height of the openings would be parallel and whilst larger than the existing openings would provide a modern appearance to the rear elevation and is considered acceptable in terms of design.

Overall, the proposals would largely include materials which would match that of the existing dwelling house in terms of the brick, roof tile and window/door casements and would not appear to be incongruous features on the application property nor would they look out of place within the context of the wider street scene. The development is acceptable in terms of design.

Residential Amenity

No. 22 Hamnett Road

No. 22 is the adjoining property and benefits from a single storey side extension and separate rear extension located at the rear which is brick facing at its side elevation facing the common law boundary. The Householder Development SPD states that rear extensions are generally acceptable up to 4m in depth. The proposed rear extension projects 3.49m from the original dwelling house and would only span around .7m from the neighbouring rear extension and is well within the tolerance set by the SPD. No

adverse effects to residential amenity would occur as a result of the proposed development.

No. 18 Hamnett Road

No. 18 is the neighbouring residential dwelling. It has previously been converted in the form of a conservatory located at the rear with a set of double doors facing the common law boundary and is clear glazed in its entirety.

The application property is slightly set back from no. 18 by around .7m and faces a slightly different orientation. In these circumstances, the SPD states that the development will only be permitted if it does not breach the 45-degree rule. The applicant provided a 45-degree plan during the course of the application which demonstrates that the 45-degree line will pass the double doors facing the common law boundary. The conservatory is glazed on all sides and the 45 degree line would sit within the centre of the glazed window at its side elevation. As such, the 45-degree rule nearest the property would not be breached. Notwithstanding this, sufficient outlook in respect of views taken from the rear glazed panels would still be provided. Accordingly, it is not considered that the occupiers of no. 18 would be adversely affected by the proposed development.

No other properties would be affected.

Highways

The proposals would in theory lose the amount of available parking at the side of the property. However, due to the raised hardstanding associated with the neighbouring property this would not allow a passenger to exit the vehicle. The property would still benefit from two parking spaces sufficient to accommodate the number of bedrooms at the property. As such, there would be no adverse effects to highways safety as a result of the proposed development.

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

That planning permission will 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 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
31.03.2023	LP01		LOCATION PLAN
13.03.2023	1044/SK/01		EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SITE PLANS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **24 May 2023**

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.

INFORMATIVE

Coal Authority

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

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

Informative Note valid from 1st January 2023 until 31st December 2024

Appendix 1 – Site Photographs



