

<u>APPLICATION NO:</u>	25/00153/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	2 Fazakerley Road, Prescot, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE CREATION OF A BASEMENT AND A SINGLE STOREY REAR EXTENSION		

Site Description

The application relates to a semi-detached house with associated garden curtilage. The house has a single storey extension on the rear, possibly built with the house, and behind that there is a flimsy lean-to which was erected it is believed to assist with removed upon completion of the works). The application is near the crossroads of Fazakerley Road, Kingsway and Lathum Close. The house to the side of the application site is on higher ground than the application house. The area is residential in nature and comprises namely terraced and semi-detached houses.

Proposal

The application for a single storey extension to the rear of the house together with a two-storey extension to the side of the house. It is also proposed to install a basement below the proposed two storey side extension.

There is an existing single storey structure on the rear which is 3.2m deep and 2.6m wide comprising a back entry hall and bathroom. The proposed single storey rear extension would be 5.6m wide and 2.7m deep with a sloping roof attaining a height of 3.7m (2.4m to eaves). The extension would comprise a kitchen extension and utility room and would have bi-fold doors and a window on the rear.

The 2-storey extension to the side would have a depth of 7.m with a width of 3.8m. The extension would be set in from the front elevation of the existing house by 0.3m and would extend to the main rear elevation of the existing house. The extension would have a pitched roof tied into the roof of the existing house. Below the 2-storey extension it is proposed to install a basement of the same depth and width as the 2-storey extension. The basement would be accessed by stairs leading down from the ground floor of the 2-storey extension. The 2-storey extension would comprise a 'garage' with bedroom, bathroom, store and landing on the first floor. However, it should be noted that due to the stairs to the basement the 'garage' would not be a useable garage and likely to be used for storage. The ground floor of the extension would have a garage door on the front and a pedestrian access door with adjacent window on the front.

Consultations

Prescot Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 9 neighbours.

There has been 1 letter of objection. The representations are summarised as follows:

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1. The author's house is at a lower level than the application house which already restricts sunlight into the area of which the side extension is to be built and potentially also if extension is a large and prominent position. With how the author's garden is positioned the proposal will affect the quality of life for their family and also effect the sun in the garden to be able to enjoy and have clothing dry without using the dryer.
2. There are concerns with the underground extension with regards how this could affect ground stability and retaining side wall which the author's garden is adjacent to.
3. The extension would overlook the garden and take potentially the majority of sunlight into the garden.
4. The proposal could affect property value should the author wish to sell.

It should be noted that effect on property value is not a material planning issue and cannot be taken into consideration.

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

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 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

The application is for extensions to a house in a residential area and is acceptable in principle.

Design and Visual Amenity

The design of the extensions are acceptable and in character with the existing house. The property is on lower land than the site to the north (46 Kingsway) and it is considered that the proposal would not have unacceptable impacts on the outlook of that property. The property to the rear (44 Gregson Road) is off-set to the application site and the proposed 2-storey extension would be at the side and therefore no closer than the existing house. As such it is considered that the 2-storey proposal would not unduly affect the outlook of that property. The neighbouring house, 46 Kingsway, is set at an angle to the application house, fronting Kingsway, and is set backing on to the rear garden of the application house. In addition the property is set on higher land than 2 Fazakerley Road. As such the proposal would not initiate a terracing or potential terracing effect. The 2-storey proposal would not be detrimental to the visual amenities of the neighbouring properties or the area in general and would be acceptable in the street scene. The basemen of the 2-storey extension would be below ground level and would have no impact on visual amenity.

The single storey rear extension would extend across the width of the existing house and would be 2.7m in depth and this relatively modest in scale. The single storey extension would not unduly impact on the visual amenity of neighbouring properties or the area in general. On its own the single storey extension would be able to be erected under permitted development rights.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

The proposal would lead to a dwelling of 4 bedrooms, which in accordance with LPA standards usually requires 3 parking spaces. There is room within the front garden area to allow for the parking of 3 cars and no other highways issues are raised.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity

The application is for extensions to a house in a residential area and raises no

residential amenity issues. There would be no windows on the gable of the extension whilst windows on the rear of the second floor of the proposed 2-storey extension would serve a bathroom and store. The rear windows could be conditioned to be obscure glazed which would ensure that privacy impact was not an issue with regards surrounding houses.

The nearest part of the house would be approximately 19m from the rear elevation of the off-set house to the rear, 44 Gregson Road both built approximately the same time. The adjoining house, 4 Fazakerley Road, would be slightly nearer to 44 Gregson Road as it is behind that dwelling rather than slightly off-set to it. The nearest part of the 2-storey extension would be approximately 21m to the rear corner of 44 Gregson Road. Whilst 44 Gregson Road is on lower land than the application site the proposed 2-storey extension 21m and more from the rear of 44 Gregson Road would have acceptable impacts on light and would not be significantly detrimental to surrounding houses.

The proposed single storey extension on the rear would have little impact on the residential amenities of neighbouring properties or the locality in general and does not raise privacy or overlooking concerns. As noted previously the single storey extension as a standalone extension falls within permitted development allowances.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Land Stability

An element of the proposal is to install a basement beneath the 2-storey side extension. A raised point of objection is that the author has concerns with the underground extension and how it could affect ground stability and retaining side wall which the author's garden is adjacent to. The basement would have to comply with Building Regulations and a basement as proposed in an area for which a mining informative is applicable would need to have structural calculations and steelwork approved to enable installation. The calculations and the Building Regulations would take ground stability and issues such as retaining walls into the considerations. As such it is considered that the basement is acceptable in planning terms and the calculations and steel works together with any other issues taken into consideration under the Building Regulations should take land stability in account in the assessment.

Conclusion

The proposals are acceptable in design and would have acceptable impacts on visual and residential amenity. There is sufficient space in the front garden area for the parking of 3 cars. The application complies with 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).

- 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 any submitted details the materials to be used on the external surfaces of the extensions 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.

- 4) The proposed extensions hereby permitted shall not be occupied until parking for 3 cars has been installed in accordance with a scheme previously submitted to and agreed in writing with the Local Planning Authority. For the avoidance of doubt the surfacing shall be permeable or porous and there shall be no surface water run-off onto the public highway. The agreed parking spaces shall be retained at all times thereafter.

Reason: To ensure that adequate there is adequate in-curtilage parking provided in the interests of highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) No part of the development hereby permitted shall be used or occupied until the proposed windows on the first floor and rear elevation of the two storey side extension as indicated on drawing FR02 Rev A have been glazed with obscure glass to level 4/5. The windows shall be fixed shut/ top hung/ bottom hung/ side hung and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of neighbouring residential properties and to comply with Policies CS2 and 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.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the first floor of the gable elevation of the two-storey side extension hereby permitted other than those shown on the approved plans.

Reason: In the interests of privacy having regard to Policies CS2 and 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
05/06/2025	FR-02	-	PROPOSED PLANS AND ELEVATIONS
10/03/2025	-	-	LOCATION PLAN

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 06/06/2025

Informatives

- 1 The proposed development lies within an area that has been defined by the Mining Remediation 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 Mining Remediation 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 a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation 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. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

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

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

