

Regeneration and Economic Development Department

APPLICATION NO: 21/00338/FUL

APPLICANT: Lyndsay Davidson

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 1 Liverpool Road, Prescott, L34 1LP

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a detached dwelling, located on the corner of Liverpool Road and Driffield Road, Prescott. The double fronted dwelling faces onto Liverpool road and has a two-storey projection, centrally located on the rear elevation.

The application seeks approval for single storey rear extension. It would have a u-shaped formation, wrapping around the sides and rear of the existing two-storey element. At the deepest point the extension would project 3.9m, which would reduce to a 1.2m projection from the two -storey element. The proposal would span the width of the dwelling, 10.2m and would have a wrap around hipped roof with the eaves and ridge reaching 2.3m and 3.2m respectively.

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POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed rear extension would not be visible from Liverpool Road but given the position on the corner, it could be viewed from the side Driffield Road. However, the extension would not encroach past the existing building line along this road and would not appear overly prominent within the street scene. It would have a hipped roof, with two roof lights and would include a single doorway in the rear elevation, plus one window and one set of patio doors within the side elevations. It is proposed in facing brickwork, white UPVC openings and tiles to harmonise with the host dwelling.

The main private amenity space for the property is located at the side of the dwelling, with additional paved areas to the rear. The proposal would extend almost to the rear boundary. Sufficient amenity space would be retained within the site and the overall scale and design of the extension would be acceptable within the site.

The proposal would extend towards the rear boundary, which is shared with the side boundary of 2 Driffield Road. This property has an attached garage along this boundary, while the main side elevation of the dwelling set in and there are no windows in this elevation. As such the proposal along this boundary would not impact on the outlook or level of light to this property. The proposed only includes one single doorway in the rear elevation and therefore would not raise any overlooking or privacy concerns, regarding the property to the rear.

The extension would be set over 9m from the side elevation, to the adjacent dwelling, 3 Liverpool Road. Given this distance a single storey extension would have no real impact on the amenity of this dwelling and the ground floor opening proposed in this facing elevation would not impact on their privacy.

The proposal would have no impact on the existing parking/access arrangements and would not create any additional parking needs. Therefore, the development would have no highways implications.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not harm the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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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- 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
16/04/2021	SGLR/21- B	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

16 June 2021

Alan Kilroe

16 June 2021

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