

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00706/FUL

APPLICANT: MR Gareth Delaney

WARD AFFECTED: Prescott North

DEVELOPMENT: DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND ERECTION OF A NEW SINGLE STOREY REAR EXTENSION TOGETHER WITH ASSOCIATED WORKS INCLUDING THE INSTALLATION OF NEW WINDOWS TO FRONT AND REAR ELEVATIONS, RE-POSITIONING OF EXISTING REAR ELEVATION WINDOW AND THE REMOVAL AND REPLACEMENT OF RENDER TO FRONT AND REAR ELEVATIONS

LOCATION OF SITE: 19 Atherton Street, Prescott, Knowsley, L34 5QN

KNOWSLEY LOCAL PLAN ALLOCATION –

Prescot Town Centre Conservation Area
Town and District Centres - Prescot Town Centre

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ5 - Development in Conservation Areas

ARTICLE 35

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.

PLANNING HISTORY

Several small-scale applications for shop fronts/adverts were approved at the property, between 1980 and 1995. Previous applications have been approved to convert the building to create two flats. The 2018 application also included a single storey rear extension. (14/00114/FUL – approved 19/5/2014) and (18/00137/FUL – approved 20/6/2018).

TECHNICAL CONSULTATIONS:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Conservation – No objection subject to conditions. Some proposed elements (upvc windows, render and composite outrigger door) are inappropriate and will need to be removed, however this can be dealt with via conditions. Details of any replacement front door are required.

NEIGHBOUR NOTIFICATION:

The application has been publicised by letters sent to 33 neighbours and by site and press notices. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an application for the demolition of existing single storey rear extension and erection of a new single storey rear extension together with associated works including the installation of new windows to front and rear elevations, re – positioning of existing rear elevations window and the removal and replacement of render to front and rear elevations.

POLICY CONSIDERATIONS

The application site is situated within Prescott Town Centre. The alterations are consistent with the existing use of the site and are therefore acceptable in principle.

The application complies with policies CS2, CS6, CS19 and CS20 of the Knowsley Core strategy and policy DQ5 of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable and appropriate to its town centre location. The application raises no crime or anti-social behaviour issues.

IMPACT ON PRESCOT TOWN CENTRE CONSERVATION AREA

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings and Conservation Areas.

NPPF Para 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application site is next to a Grade II listed building, No.17 Atherton Street. Due to the minor scale of the changes, the proposal would not affect the setting of the listed building. Parts of the proposal are considered inappropriate (Upvc windows, render and composite outrigger door), however, the removal of these elements can be secured via a condition, the applicant has accepted this condition. Overall, with the removal of the above elements, the proposal would not harm the nearby listed building or Prescott Town Centre Conservation Area. This is supported by the views of the council's Conservation

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Officer who supports the development subject to conditions. The application complies with Core Strategy Policy CS20 and UDP policy DQ5.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties/premises.

CONCLUSION

The proposal is acceptable in terms of design and crime prevention and would not harm the amenity of neighbouring properties. The application would not harm the Prescott Town Centre Conservation Area. The application complies with local 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) UPVC Windows and Door

Notwithstanding the approved plans, the existing UPVC windows and composite door to the outrigger shall be removed and replaced with new casement windows and the door to the outrigger shall be constructed of timber with a white or black painted finish/ The Windows and door shall be installed within 3 months of the date of this permission and shall be maintained as such thereafter.

Reason: To preserve and enhance the character of Prescott Town Centre Conservation Area in accordance with Core Strategy Policy CS20.

- 4) Render

Notwithstanding the approved plans, the pebbledash/white painted pebbledash to the main property and render to the outrigger shall be painted in a muted tone, the colour shall be submitted and agreed with the LPA, and the works completed in accordance with the approved details within 3 months of the date of this permission, and maintained as such thereafter.

Reason: To preserve and enhance the character of Prescott Town Centre Conservation Area in accordance with Core Strategy Policy CS20.

- 5) Front Door

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Large-scale elevations and sections of any replacement front door, together with the paint colour finish which shall be submitted and agreed prior to installation of the door. The door shall be installed in accordance with the approved details and maintained as such thereafter.

Reason: To preserve and enhance the character of Prescott Town Centre Conservation Area in accordance with Core Strategy Policy CS20.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/01/2022	6115/BM/HS/RE VB	Rev B	Heritage Statement
31/01/2022	103	Rev D	Proposed Floor Plans and Elevations
17/09/2021	-	-	Location Plan
01/09/2021	101	-	Site Plans

Informatives

N/A

Andrew Hunt

14 February 2022

Alan Kilroe

15 February 2022

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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