

<u>APPLICATION NO:</u>	25/00405/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	33 Caldwywood Drive, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR REAR EXTENSION		

Site Description

The application site is located at 33 Caldwywood Drive, Whiston and is situated within a Primary Residential Area in the Local Plan Policies Map. The application property is a two-storey, detached dwellinghouse. The property is brick facing, with white UPVC openings and red, interlocking roof tiles.

To the front of the dwelling is a fully hard-surfaced driveway to provide hardstanding which can accommodate a minimum of 3 no. vehicles within the plot. The plot is roughly rectangular in shape.

The property is located within the head of a cul-de-sac and fronts a turning area. There are residential properties to all directions.

Proposal

The proposal is for the erection of a first-floor rear extension.

The proposed development would have a width of 2.9m and a depth of 2m. This would be served by a hipped roof, which would measure 5m at the eaves and would attain a maximum height of 6m to the ridgeline. This would 'square-off' the recessed / stepped section to the first-floor rear elevation of the property.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours. It has also been advertised by way of site notice. No representations have been received.

Planning History

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

In addition, the Householder Development SPD (2016) and the New Residential Development (2018) are material planning considerations 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 AND RESIDENTIAL AMENITY

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* and *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 Householder Development SPD further outlines that *two-storey extensions of up to 3m will normally be acceptable* and that *two-storey rear extensions would not normally be allowed to come within 7m from the rear boundary*.

The proposed first-floor rear extension would create a flush first-floor rear elevation. The proposal would not project any further beyond the existing main rear elevation of the dwelling and would be 2m in depth. The proposal would not bring the property any closer to the rear boundary as existing. Therefore, the proposal would comply with the above policy guidance of the Householder Development SPD. The proposal would be served by a hipped roof, which would display a lower ridgeline and therefore present as a subordinate addition. The existing roof is a combination of a dual-pitched roof with a hipped side projection and therefore, the proposal would not appear significantly incongruous or out of character by design.

The proposal would be considered to have a limited impact on the residential amenities and living conditions of the two detached properties either side (No's 31 & 35 Caldwydd Drive). The proposal would be sited close to the boundary shared with No.31 although, the first-floor rear extension would not breach the 45-degree rule when taken from the nearest habitable window of No.31 and consequently, further ensures that no unacceptable impact on residential amenities would occur as a result of the proposed development.

The New Residential Development SPD (Appendix 4: Interface distances and private amenity) states that *development should retain 22m interface distances between existing rear principal elevations and proposed principal elevations for two-storey properties*.

The proposed development would result in a reduction of the interface distance from 22m to 20m shared with No 28 Stanwood Gardens, although the first-floor relationship between the rear elevations of these properties would be 2m less than the guidance of the New Residential Development SPD, the rear elevation of No.28 Stanwood Gardens is oriented to a slightly tilted / oblique angle in its relationship with the application property. Furthermore, the window contained within the rear elevation of No.28 is a small window (which would further reduce the potential for overlooking and visual intrusion) and this window is not central to this elevation, which subsequently, would not facilitate a direct level of overlooking or loss of privacy between these properties, despite the 2m shortfall with interface distances. For these reasons and the slightly oblique relationship between the rear elevations of the

properties, it is considered on this occasion, that these factors would suitably offset the shortfall in interface distance and would mitigate any concerns to detrimental harm to residential amenities and privacy to the occupants of No.28.

The interface distance shared with No.30 Stanwood Gardens would comply with the policy guidance of the New Residential Development SPD and therefore no concerns to residential amenities or privacy concerns are raised.

Materials:

The existing property is brick facing, with red, interlocking roof tiles and white UPVC openings. The property does contain soldier course brick detailing to the openings, and this would be expected to be emulated on the proposal (and is evidenced on the submitted plans). The submitted plans contain annotations on materials, stating that these would match the existing dwelling. This would be further secured by the standard planning condition for matching materials.

HIGHWAYS

At present, the application property can accommodate 3 no. vehicles within the curtilage of the dwelling. The width of the existing hard-surfacing is 8m which would be adequate to support 3 no. vehicles. The Householder Development SPD outlines that for parking to the front of the dwelling:

- *two side-by-side parking spaces will require an area of 5m x 5.7m.*
- *Car spaces provided on front drives should have dimensions of at least 5.0m x 3m (this width is considered necessary to allow pedestrian path to the dwelling).*

The Householder Development SPD stipulates that 4+ bedroom properties should be able to accommodate 3 no. parking spaces within the plot.

Therefore, the proposed development would comply with the parking policy guidance contained in the Householder Development SPD. The proposal would not generate the need for any additional parking capacity within the curtilage of the dwelling. The proposed development would not be considered to result in any unacceptable highway safety impact or generate any adverse levels of on-street parking.

OTHER ISSUES:

SITE CONSTRAINTS (COAL)

The application site is identified as a low-risk area for previous coal mining activity. An informative relating to this will be included on the decision notice for the attention of the applicant should the application be granted.

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 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. For the avoidance of doubt this will include any brick detailing of the existing dwellinghouse being carried over and emulated to the external elevations of the proposed development, hereby permitted.

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
01/07/2025	#00990487-479C73.	-	LOCATION PLAN
17/06/2025	EX03/1A	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Alan Kilroe

Date: 21 August 2025

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

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Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026