

APPLICATION NO: 25/00380/FUL **CASE OFFICER:** Reece Black

WARD: Whiston & Cronton **PARISH:**

LOCATION: 172 Dragon Lane, Whiston, Knowsley

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION

Site Description

The application site is located at 172 Dragon Lane, Whiston, and is located within a Primarily Residential Area in the Development Plan. The application property is a two-storey, detached dwellinghouse and benefits from a two-storey side extension and a single storey rear and side 'wrap-around' extension. Situated within the rear garden is a detached outbuilding.

The application site is located on a corner plot in the street scene, in which the front elevation and vehicular access fronts Dragon Lane; the side elevation of the property faces Dragon Drive. The site is enclosed by a 2m high brick wall (with brick pillars and timber panels) to the side of the plot with a lower brick wall to the site frontage. There is one street tree within the public footpath of Dragon Drive, situated adjacent the side curtilage of the site.

To the south of the site is a Public House, to the east lies a large residential retirement complex and opposite the highway of Dragon Drive are other residential dwellings.

Proposal

The proposal is for the erection of a single storey side extension.

The proposed development would have a width of 3.7m and a depth of 2.66m. This would be served by a mono-pitched roof, which would measure 2.4m at the eaves and attain a height of 3.8m at the tallest point.

The proposal would be situated in front (and adjoin) the existing side extension. This would be set-back from the existing front elevation of the dwelling by 2m.

Consultations

None required.

Representations

This application has been publicised by letters sent to 39 neighbours. It has also been advertised by way of site notice. No representations have been received.

Planning History

APP. NO: 21/00034/FUL

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR

EXTENSION TOGETHER WITH A NEW 2.0M HIGH SIDE BOUNDARY WALL.

DECISION: GRANTED

DECISION DATE: 21 JUNE 2021

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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) is a material consideration 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 *single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces* and furthermore, outlines that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.*

The proposed development would be modest and small in scale, form and massing and would also integrate with the existing side extension and consequently would not be considered to raise any visual amenity concerns, the proposal would be a subordinate addition to the original dwelling. The proposal would be served by a pitched roof which would extend the existing and ensure it positively integrates with the existing extension. The proposal comes no closer to the plot boundaries than the previously approved side and rear extension, as the application property's gable wall pulls away from the side boundary, therefore the proposal would have no greater impact or prominence in the street scene. The design is acceptable and does not cause any concerns. Given the location of the proposal, no concerns on impact on residential amenities and privacy of nearby neighbouring properties are raised.

The Householder Development SPD also places greater emphasis on properties located on corner plots and proposed development situated on corner plots. As outlined, the proposal would not have any greater impact than the existing side extension as it would be located further away from the plot boundary and therefore have a reduced visual impact. The proposed development (at its closest) would be located over 3m away from the side boundary and would also not exceed half the width of the existing dwelling. Therefore, the proposed development complies with the Householder Development SPD's guidance for single storey side extension on corner plots. Sufficient distance would be retained to the side boundary.

The submitted plans do not contain any information on the external facing materials, however, the application form submitted with the application stipulates that the walls, roof tiles and fenestration would be to match the existing dwelling and therefore would be made an approved document within Schedule 1 to ensure that the proposed development would emulate the design of the existing dwelling. Furthermore, this would be secured by the standard planning condition for matching

external materials.

HIGHWAYS

The proposed development is for a minor, small-scale extension, which would provide a lounge and not increase the number of bedrooms at the property or impinge on any existing parking arrangements within the plot. Therefore, the proposal would not have any material impact on highway safety or parking provisions and therefore would not raise any highway safety concerns.

OTHER ISSUES:

TREES

There is a singular street tree within the public footpath of Dragon Drive, located adjacent the side elevation of the side extension and situated to the north-west of the where the proposal would be sited.

The application has not been supported by a Tree Survey. The tree is of a medium size and it is Officers' opinion that the proposed development is of a minor, small-scale and would also be sited at a sufficient distance to not have any impact on the tree. The Councils' Arboricultural Officer has not been consulted on the application; however, the Local Planning Authority does not hold any record that the tree is protected by way of a Tree Preservation Order. For the reasons set out above, it is not considered reasonable to delay the determination of this planning application to request a Tree Survey be completed and submitted. As the proposed development would not come near the crown spread of the tree, it is not considered that the proposed development would cause detrimental harm to the tree, particularly that would warrant the delay or refusal of the application.

SITE CONSTRAINTS (COAL CONSULTATION ZONE)

The proposed development is sited within an area of previous coal mining activity. The Local Planning Authority's records identify the site as a high-risk area. Therefore an informative will be included on the decision notice, should the application be approved, for the attention of the applicant.

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.

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
17/07/2025	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
22/07/2025	003	-	LOCATION PLAN
18/06/2025	-	-	APPLICATION FORM

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Alan Kilroe

Date:

12 August 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.

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

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

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