

APPLICATION NO: 26/00127/FUL **CASE OFFICER:** Maxine Wishart

WARD: Prescot North **PARISH:** Prescot Town Council

LOCATION: 13 Chorley Road, Prescot, Knowsley

PROPOSAL: ERECTION OF A FIRST FLOOR EXTENSION TO THE EXISTING BUNGALOW TO CREATE A TWO STOREY DWELLING HOUSE TOGETHER WITH A TWO STOREY SIDE AND REAR EXTENSION, INCLUDING THE INSTALLATION OF A RETAINING WALL AND INCREASED PARKING PROVISION (PART RETROSPECTIVE).

LOCAL PLAN POLICIES MAP ALLOCATION

Primarily Residential Area

Site Description

The application relates to a detached bungalow located on the western side of Chorley Road, Prescot. The property occupies an elevated position on the plot.

The property is a bungalow with living accommodation across one level comprising two bedrooms; bathroom; living and dining room; kitchen and hall served via a side extension and porch. The kitchen was housed in a flat roof extension to the rear which has been demolished. One of the bedrooms is housed within an existing projection to the rear of the property.

The host dwelling sits behind an existing low-level brick wall and vehicular access gates which run along the site frontage. A driveway runs along the southern boundary of the site leading to where there was previously a detached garage within the rear garden.

The host dwelling is surrounded by other residential dwellings of varying age and character. Further to the northwest of the application site sits commercial premises including a vehicle repair workshop accessed off Huyton Lane and a car wash; office use and bathroom and kitchen centre off Liverpool Road. Further to the south of the application site, beyond Wood Lane, lies the King George V playing fields.

At the time of Officer's site visit there were advanced excavation works that have been carried out at the rear of the property. The rear garden was previously sloping away from the property and tiered and this has been excavated and land levels altered.

Proposal

The application proposes the erection of a first floor extension to an existing bungalow together with a two storey side and rear extension to create a two storey dwelling together with the engineering works to ground levels and construction of

retaining walls at the rear of the site (part retrospective) and additional parking provision.

The proposed development would involve the raising of the ridge height of the bungalow by approx. 1.6m to create first floor accommodation. In addition, it is proposed to erect a two-storey 'wrap-around extension to the side and rear.

The side element of the extension would extend 1.0m from the existing left hand side gable and wrap-around to the rear, extending approx. 3.8m from the rear elevation. The ground floor rear element of the development would line-up with an existing rear projection (bedroom) at the rear of the dwelling. It is proposed to build up to first floor level above the existing ground floor bedroom within the existing rear projection.

The overall depth of the extension at the side would measure 13.2m. The rear extension would measure 5.4m in width.

The proposed ground floor accommodation would comprise a hallway, cloaks and W.C with a lounge and open-plan kitchen and dining room. A ground floor bedroom and bathroom would be retained at ground level.

The proposed upper floor would comprise a master suite with walk-in wardrobe and en-suite together with two additional bedrooms, a bathroom and a galleried landing over the hallway.

Consultations

Prescot Town Council - No comments received.

Highway Authority - No objections.

Representations

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

Planning History

APP. NO:	24/00149/FUL
PROPOSAL:	Erection of single storey extension to side, raising of eaves and ridge height of main dwelling by 1.2m incorporating dormer and roof light to front and apex windows to side together with two storey extension to rear incorporating apex windows at first floor and roof lights to side roof slopes to provide bathroom and 2 no. bedrooms one with en-suite, internal re-configuration to form new entrance and demolition of existing side extension, entrance porch and flat roof kitchen extension to the rear
DECISION:	Granted
DECISION DATE:	5 July 2024

Relevant Policy

National Planning Policy Framework (NPPF) Policy S3 *Presumption in favour of sustainable development* states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: *Principle of development within settlements* states:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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. 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.

The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS26 - Waste Management

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

The Joint Merseyside and Halton Waste Local Plan 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

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

Principle of Development

The application site is identified as a Primarily Residential Area on the Knowsley Local Plan: Core Strategy Plan Policies Map. As such, the principle of alteration and extension of an existing residential property is acceptable, subject to compliance with local planning policy and guidance.

Design, Scale and Layout

Any planning application should ensure that the development has regard to Saved Policies H5 and H8 of the Unitary Development Plan (2006), Policies CS2 and CS19 of the Local Plan Core Strategy (2016) together with the Householder Development SPD (2016).

The Council's Householder Development SPD also forms a material consideration for the purposes of determining planning applications providing additional guidance in relation to householder development within the borough.

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate garden space and parking provision would remain for use by residents of the extended property.

Design

Policy H8 of the UDP requires that all extension or alterations to residential properties are of a high level of design.

The application property sits on a street comprising of a mix of bungalows and two-storey dwellings some of which are detached and others semi-detached. The property is flanked to the left by a detached two-storey dwelling and to the right by an extended detached bungalow. The property and its immediate neighbours occupy an elevated position from street level. The host property is however at a higher level than the neighbouring bungalow.

The main part of the existing property is gable ended incorporating a front projection with a duo-pitched roof hipping into the main roof and a similar projection to the rear. The existing height of the bungalow attains a height of between approx. 6 – 6.2m.

The proposed roof would comprise a duo-pitched roof to the left side with the ridge running front to rear and presenting gable ends at the front and rear. The roof to the right of the dwelling would hip into the duo-pitched roof presenting a gable end at the side elevation. The overall maximum height of the extended dwelling would have a ridge height of approx. 7.85m.

The Householder SPD requires that in terms of design, the roof of development should take as a guide the style of nearby dwellings. As detailed above, the host dwelling is located in a road that has varying house types and styles. The proposed design would not look out of place within the streetscene.

The front elevation would have windows at ground and first floor level with a small dormer set back within the sloping roof pitch. An entrance door with side panel would be provided at the front from where it is currently positioned at the side. A ground floor kitchen window would be provided within the southern elevation (facing No. 11 Chorley Road); a roof light would serve the ensuite on this side of the dwelling. Three windows are proposed on the northern elevation which would serve two bathrooms and a W.C. Bi-fold doors to the ground floor rear would serve the open plan kitchen / dining area. Patio doors would lead onto the garden from the ground floor bedroom. The dormer style window would be replicated at the rear and a first floor double casement window which would serve two bedrooms.

The proposed development would incorporate several traditional design elements, particularly in the roof form and much of the window detailing, while introducing a contemporary touch through the addition of a new front entrance and bi-fold doors at the rear.

Materials

The existing property is white rendered with a grey tiled roof and white windows. Whilst the application details indicate that *'the extensions would be constructed in contextual materials to match the existing dwelling and integrate with the established character of the property...use matching materials...Sensitive use of materials...'* no specific details are provided. It is considered therefore that on this basis a condition requiring that the proposed materials match the existing dwelling would be prudent and would be imposed if planning permission be granted.

Scale

Policy H8 requires that all extensions or alterations to residential properties are of a not disproportionate in scale, in keeping with the area.

The overall scale of the development should not look out of place in the street scene or other immediate environment. Extensions should normally be subordinate to the original dwelling.

The surrounding area is characterised by a varied pattern of development, comprising dwellings of differing styles, forms and heights. In this context, the development would not appear incongruous or disproportionate within the street scene. It is not considered that the proposal would result in an overly dominant addition that would detract from the character of the property or the streetscene. Accordingly, the proposal is considered to be acceptable in terms of its scale

Layout

Adequate private amenity space would be retained at the rear to serve the enlarged dwelling. Adequate space would remain at the side of the dwelling to allow for access to the rear of the site for the storage of waste and recycling bins and to facilitate kerb side collection.

The layout would be altered at the front of the dwelling to provide an additional parking space and pedestrian footpath. The driveway would be widened to allow for the additional parking spaces however, the majority of the wall to the site frontage would be retained which is characteristic of the street scene.

Where parking is added or replaced in front gardens, proposals must include landscaping and boundary treatments to soften or screen parked cars and at least 50% of the garden should remain porous, or runoff should be directed to permeable surfaces within the curtilage. This could be secured by way of a condition if planning permission is granted.

Site Levels

As noted, significant engineering works have been carried out on the site. The application is supported by details of the existing and proposed levels.

As noted above, significant engineering works have been undertaken at the site. The land previously comprised a tiered garden arrangement, with ground levels rising towards the rear boundary. The application is supported by details of the proposed site levels and includes the construction of a reinforced concrete block retaining wall towards the rear of the site. Having regard to the submitted plans and the nature of the proposed engineering works, it is not considered that the development would result in any undue harm to the amenity of neighbouring occupiers. Therefore, the proposed retaining structure and revised levels are considered acceptable in this context.

Conclusion – Design, Scale & Layout

Overall, the appearance would harmonise with street scene and as such, the proposed development would not harm the character and appearance of the host property or the surrounding area and is considered acceptable. The proposal therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 11 Chorley Road

The Householder Development SPD requires that side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings.

The adjacent property No. 11 Chorley Road is a four-bedroom detached two-storey property. The common boundary is marked by varying treatments which include a timber fence panels and temporary ply-wood panels. The gable elevation of No. 11 faces the application site and which includes two narrow windows both at ground and first floor level. It is believed that these windows are secondary windows within a lounge / office running the length of the dwelling at ground floor and a bedroom at first floor. The ground floor windows sit above the existing fence.

The proposed 2-storey side extension would be located approx. 3.25m from the gable of No. 11 and approx. 1.9m off the common boundary. It would bring the building 1m closer to the boundary with No. 11.

The neighbouring property, No. 11, is situated to the south of the application site. The windows located within the north-facing side gable elevation of No. 11 are understood to serve habitable rooms; however, these are secondary windows rather than the principal source of outlook or daylight to those rooms.

Whilst the proposed extension and the increased height of the dwelling would inevitably lead to some reduction in the amount of daylight received by the side gable windows at No. 11, the extent of this impact is not considered to be so significant as to materially harm the living conditions of the neighbouring occupiers. In reaching this conclusion, significant weight has been given to the fact that the affected windows are secondary in nature, the rooms they serve benefit from alternative windows providing their primary source of light and outlook, and the development would not give rise to an unacceptable loss of direct sunlight. Accordingly, whilst there a degree of loss of light would occur, the impact would not be sufficiently harmful to justify refusal of planning permission on residential amenity grounds in this instance.

The proposed extension would project 4.7m beyond the rear elevation of No. 11 located 3.25 off the boundary. The Council's Householder Development

SPD requires extensions not to cross a 45 degree line from a neighbour's nearest habitable window(s) in order to protect the amenity of neighbouring dwellings from overshadowing or obstruction of outlook.

The submitted detail demonstrates that the extended property would not breach the 45 degree line in relation to the nearest windows of the neighbouring properties at both ground and first floor level. As such, the development would be within acceptable limitations to ensure that there would be no unacceptable impact on the neighbouring property (No. 11) from overshadowing and loss of outlook.

It is also noted that planning permission has recently been granted for a single storey extension to the rear of No. 11 which would project 3.4m beyond the rear elevation with a flat roof to a height of 3.4m (Ref: 26/00205/FUL).

A ground floor kitchen window would be inserted at ground floor within the southern elevation facing No. 11 and located facing the rear of the neighbour's blank gable of a 2-storey rear extension. It is not anticipated that this would result in unacceptable overlooking and loss of privacy impacts to either dwelling.

No. 15 Chorley Road

The neighbouring property to the north comprises a dormer bungalow which has been extensively extended and includes accommodation within the roof space.

The host dwelling sits higher than this neighbouring property. The neighbouring property has utility room is sited approx. 1.85 m off the common boundary with windows to the rear and no side windows. The neighbour's lounge is located approx. 4.5 m off the boundary and this includes secondary windows within the side elevation facing the application site.

An existing ground floor bathroom would remain to the northern elevation and a new W.C. window would replace an existing door opening. A new first floor bathroom window is proposed at the upper floor level on this elevation. If planning permission is granted obscure glazing could be secured for both of these windows by condition.

Turning to the increased height of the dwelling and the two-storey extension to the rear, the proposed dwelling would be sited approx. 8.7 m beyond the rear of the neighbour's utility room and 3m beyond the main rear elevation of No. 15.

In relation to the neighbouring utility room, the existing dwelling already breaches the 45-degree guideline when measured from the nearest rear-facing window, which is obscure glazed. Given that the window serves a non-habitable room, and having regard to the existing relationship between the properties, it is not considered that the proposed development would result in an impact significantly greater than that which currently exists. Accordingly, no unacceptable harm to neighbouring amenity would arise in this respect.

Whilst it is likely that there would be some loss of light to secondary lounge windows to the side of No. 15, the development would not breach a 45-degree line from the lounge windows located on the rear elevation of the adjacent dwelling.

Due to the orientation and distance between other windows on this neighbouring

property it is not considered that the development would result in detrimental impacts from overlooking or loss of privacy.

Given the above, it is considered that the proposed extension would not give rise to any unacceptable harm to the residential amenity of the neighbouring property. Whilst there may be some limited impacts in terms loss of light any resulting effects are considered to remain within acceptable and reasonable levels and would not warrant refusal of the application on amenity grounds.

Due to the orientation of the properties and the separation distance to other windows within the neighbouring dwelling, it is not considered that the proposed development would give rise to unacceptable overlooking, loss of privacy, or any material reduction in residential amenity.

Having regard to the above, the proposed extension would be likely to result in unacceptable harm to the living conditions of the neighbouring occupiers. Whilst some limited reduction in light to certain windows may occur, any such impact would be modest in extent and, when considered in terms of the nature of the affected windows, this would remain within acceptable levels.

Nos. 12 – 16 Chorley Road

Properties on the opposite side of Chorley Road comprise two-storey semi-detached dwellings. The application site occupies a more elevated position than those on properties on the opposite side of Chorley Road and the proposed development would include the raising in height of the dwelling. There would be an interface distance of approx. 27 m between the extended host property and the dwellings opposite. Given the above, the development would not result in detrimental impacts on the amenity of dwellings opposite the site.

Nos. 5 – 9 Huyton Lane

The Householder Development SPD requires 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. Two storey rear extensions should not normally come within 7 metres of the rear boundary and the siting of the development would exceed that limitation.

Whilst the SPD does not specify a desired interface between development and existing neighbouring properties, as a benchmark, the Council's New Residential Development SPD (Appendix 4:Interface distances and private amenity) requires development to retain 22 m between existing rear principal elevations and proposed principal elevations for two storey properties.

These 2-storey properties currently back onto a bungalow and the development would result in an additional floor, however, the interface would exceed the above guidelines and would not result in detrimental impacts on the amenity of dwellings to the rear.

Conclusion – Residential Amenity

Having regard to the above factors. on balance, it is considered that the application would not have unacceptable impacts on residential amenity and the development therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Highways

The Householder SPD advises that parking needs depend on local conditions, but existing on-site parking should usually be retained. If development creates a need for replacement or additional spaces, these should meet Council standards set out in the Ensuring a Choice of Travel SPD with reductions only acceptable where local highway and environmental conditions allow.

The proposal would result in an uplift from three bedrooms to four. A four-bedroom dwelling is expected to provide 3 no. parking spaces. The proposed development would extend over the driveway to the side.

The Household SPD states that in most cases the existing level of provision should be retained. It continues at para. 7.10 to advise that car spaces to the side of dwellings should have minimum dimensions of 5m x 2.75m [wide enough to open car doors]. Parking spaces to the front should measure 5.0m x 3.0m. Having regard to this detail, the existing 'driveway' to the side of the dwelling does not meet the required width considered a usable parking space as such the existing site currently only accommodates one usable parking space.

The proposal would retain the existing vehicular access to the site from Chorley Road and the proposed layout includes the provision of an additional in-curtilage parking space to the front of the dwelling. In this instance, having regard to the additional bedroom space and the current parking provision, it is considered that the provision 2 no. spaces on the site would not give rise to highway safety concerns or adversely affect the operation of the local highway network and this view is supported by the Local Highway Authority who have raised no objection to the proposal.

Accordingly, the proposal does not conflict with Policies CS2, CS7 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD

Conclusion

The proposed development, subject to conditions, is acceptable in terms of layout and design, residential amenity and highways matters. The proposal also complies with the relevant Core Strategy and Replacement UDP policies together with guidance in the Ensuring a Choice of Travel and Householder Development SPDs and the NPPF(2026) and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 development 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 Saved Policies H5 and 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 (2026).

- 4) The development hereby permitted shall not be occupied or brought into use until the additional area for parking and pedestrian access provision indicated on the approved drawing referenced 208 PLN L 03 Rev. D Proposed Site Plan received 5 August 2026 has been laid out, surfaced and made available for parking.

For the avoidance of doubt the additional parking provision and pedestrian access shall be made of porous materials, or provision made to direct run off water from the hard surface to a permeable or porous area of surface within the curtilage of the dwelling house. The parking provision indicated on the approved plan shall be retained as such at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2026), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and Householder Development SPD (2016).

- 5) The proposed ground floor W.C. window and first floor bathroom window on the side elevation of the dwelling facing No.15 Chorley Road shall be installed with obscure glazing and retained as such at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework (2026).

Contd...

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/03/2026	-	-	COVER LETTER (17 MARCH 2026)
20/03/2026	208 PLN L 01	A	LOCATION PLAN
20/03/2026	208 PLN P 02	B	PROPOSED FLOOR PLANS
05/08/2026	208 PLN E 02	C	PROPOSED ELEVATIONS
05/08/2026	208 PLN L 03	D	PROPOSED SITE PLAN
05/08/2026	208 PLN E 04	A	PROPOSED ELEVATIONS (CROSS SECTION)

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 04/09/2026

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 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

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 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