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| <b><u>APPLICATION NO:</u></b> | 25/00496/FUL                                                                                                                                                 | <b><u>CASE OFFICER:</u></b> | Louise Robinson        |
| <b><u>WARD:</u></b>           | Whiston & Cronton                                                                                                                                            | <b><u>PARISH:</u></b>       | Cronton Parish Council |
| <b><u>LOCATION:</u></b>       | 18 Lambourn Avenue, Cronton, Knowsley, WA8 5DE                                                                                                               |                             |                        |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A SINGLE STOREY SIDE AND FRONT EXTENSION TOGETHER WITH THE CONVERSION OF THE EXISTING GARAGE. CHANGE OF EXISTING MATERIALS FROM BRICK TO RENDER. |                             |                        |

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### **Site Description**

Two-storey semi-detached dwelling located on Lambourn Avenue, Cronton. The dwelling is characterised by brick to the front and side elevations and white render to the rear elevation, a gable tiled roof and brown UPVC windows. The property currently benefits from a single storey garage to the side and a two-storey flat roof extension to the rear.

There is also off-street parking available from 2no. vehicles to the front of the dwellinghouse.

### **Proposal**

Planning permission is sought to erect a single storey extension to the side and front, together with the conversion of the existing garage.

The proposal would also see the whole of the property rendered in a silicone 'K' render.

#### **Single Storey Side Extension**

The extension would have a depth of 2.46m, a width of 2.40m and would be located behind the existing garage. It would have a hipped tiled roof with an eaves height of 3.0m and a ridge height of 3.70m. 1no. window would be installed within the rear elevation.

It would allow for a new utility room.

#### **Single Storey Front Extension**

The extension would project 1.13m beyond the existing front elevation and have a width of 4.94m. It would have a pitched tiled roof which would hip to the side to create a 'wrap around' effect to connect to the existing garage and proposed side extension, with an eaves height of 3.0m and a ridge height of 3.31m. 1no. door and 1no. window would be installed within the front elevation.

The extension would allow for a larger hallway and study (in connection with the proposed garage conversion).

### Garage Conversion

The garage conversion would see the introduction of a new hipped roof with an eaves height of 3.0m and a ridge height of 3.70m, which would connect to the proposed single storey side and front extensions to create a 'wrap-around' effect.

The conversion would allow for a new ground floor W.C. and a new study.

### Other Alterations

The wider property, and extensions would be finished in a white coloured silicone 'K' render.

### Consultations

Highways – No comments received.

### Representations

This application has been publicised by letters sent to 14 neighbours. No comments or objections were received during the consultation period.

### Planning History

74/00404/HIST          Two-storey extension at rear of dwellinghouse.  
  
Granted (28.10.1974)

### 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.

## **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

Policy CS2     Development Principles  
Policy CS7     Transport Networks  
Policy CS19    Design Quality and Accessibility in New Development

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

Policy H5       Development within Primarily Residential Areas  
Policy H8       Extensions and Alterations to Residential Properties

## **SUPPLEMENTARY PLANNING DOCUMENTS**

Householder Development SPD  
Ensuring a Choice of Travel SPD

### **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 (2006) states that proposals for extensions to dwellings, or for the erection of enlargement of domestic garages and outbuildings, 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 to be 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 to highway users by obstructing visibility for pedestrians or drivers of motor vehicles.
- e) Adequate parking and garden space would remain for use by the residents of the extended property.

### **Principle of Development**

The application site is identified as a Primarily Residential Area in the Knowsley Local Plan: Core Strategy.

As such, the domestic extensions and alterations are considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

### **Residential Amenity**

#### **Single Storey Side Extension**

The proposed single storey side extension would have a width of 2.40m and a depth of 2.46m and would be situated behind the existing single storey garage.

Impact on No.16 Lambourn Avenue

Whilst there are 2no. windows and 1no. door installed within the side elevation of the neighbouring dwelling, the door and window towards the front of the property have been installed with obscure glazing. The remaining 1no. window is assumed to serve either a living room or kitchen (based on the neighbouring dwelling being of a similar design to the application site). As the side extension would be of a similar width to that of the existing garage and would not project beyond the existing rear elevation it is considered that the proposed extension would not create any additional impact on the residential amenity of No.16 and would be acceptable.

Impact on No.20 Lambourn Avenue

The proposed side extension would be located away from No.20 and therefore would have no impact on the amenity of the attached neighbouring dwelling.

The 1no. window to be installed within the rear elevation raises no overlooking concerns due to boundary treatments and ground floor sitting.

Therefore, the single storey side extension is considered to be acceptable in terms of any impacts on the residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

#### Single Storey Front Extension

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also advises that the style, design, materials and scale of front extensions and porches should also respect the character of the surrounding area.

The proposed front extension would have a projection of 1.13m beyond the existing front elevation, and a width of 4.94m.

Impact on No. 18 and No.20 Lambourn Avenue

The front extension would not exceed the 45-degree rule and would not impact on either dwellings habitable window(s). As such, it is considered that the proposed single storey front extension would not create any additional impact on the residential amenity of either dwelling and is considered to be acceptable.

The 1no. door and 1no. window within the front elevation raise no overlooking concerns due to their ground floor siting and would not create any additional views not already available from the front of the dwellinghouse.

Therefore, the single storey front extension is considered to be acceptable in terms of any impacts on the residential amenity and complies with Policy H8 and guidance provided by the Householder Development SPD.

#### Garage Conversion

The proposed garage conversion would not have a negative impact on the residential amenity and would comply with Policy H8.

## Design

The proposed front extension and garage conversion would be visible from the wider street scene of Lambourn Avenue, whilst the proposed single storey side extension would not be visible, as it would be situated behind the existing garage.

The extensions, garage conversion and the full exterior of the existing dwelling is to be finished in a white silicone 'K' render. Whilst the existing dwelling has a brick finish, white render can be found to the rear elevation of the property, and within the wider street scene of Lambourn Avenue. Whilst a white render finish would change the exterior design of the application site, it is considered that the render finish would not have a negative impact on the visual amenity of the street-scene, and the extensions are therefore considered to be acceptable in visual terms.

The Householder Development SPD outlines that single storey side extensions should normally have a pitched roof for aesthetic reasons. Whilst the existing dwellinghouse's main roof-profile is a gable roof, as the proposed side extension would connect to the proposed garage conversion and create a 'wrap-around' effect, it is considered that a hipped roof to both the garage conversion and proposed side extension would not have a negative impact on the visual amenity of the dwellinghouse and the wider area, and the roof-profile is therefore acceptable.

The proposed front extension would have a pitched roof which would hip to the side, to create a 'wrap around' effect with the garage conversion and side extension. As the roof-profile proposed would match that of the existing dwellinghouse, it is considered to be acceptable.

The windows and doors to be installed would be UPVC. As the additional windows and doors would match the materials of the existing fenestrations found at the dwelling, the windows and doors are considered to be acceptable in this instance.

Overall, the proposed extensions and alterations are considered to be acceptable in terms of any impacts on the visual amenity of the host property and the surrounding area and complies with Policy H8.

## Highways

The Householder Development SPD advises that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum dimensions of 5.5m x 2.75m. It also outlines that the parking provision for a 3 Bedroom Property should provide 2no. parking spaces within the curtilage of the dwelling.

Whilst the number of bedrooms has not been provided on the drawings submitted, after looking on google, it seems that the dwelling has 3no. bedrooms.

The existing garage currently has a length of 5.05m and a width of 2.27m. As such, the internal dimensions of the garage are below the SPD's requirements and do not count towards the parking provision on site. Therefore, the garage would not result in the loss of an off-street parking space.

The application site currently benefits from a driveway to the front of the property which measure approximately 7.0m in length and 8.70m in width. Whilst the existing and proposed site plans indicate that there is off-street parking available for 2no.

vehicles, after viewing the property on google earth, it seems that 3no. vehicles have been parked on the driveway previously.

As a minimum of 2no. parking spaces would be retained, the garage conversion and front extension are considered to be acceptable and would not cause any significant harm to the highway safety.

### **Conclusion**

The proposal would be acceptable in terms of any impacts on the residential and visual amenity and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies, and guidance provided in the NPPF, 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 development hereby permitted shall have a white render finish to the proposed extensions, garage conversion and wider full exterior of the property, as indicated on the email correspondence with the agent as of 04 October 2025.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

### **SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b>       | <b>Version</b> | <b>Drawing/Document Title</b>                                                                      |
|----------------------|----------------------|----------------|----------------------------------------------------------------------------------------------------|
| <b>28.08.2025</b>    | <b>WA8 5DE/18/01</b> |                | <b>Plans, Elevations &amp; Sections</b>                                                            |
| <b>28.08.2025</b>    | <b>WA8 5DE/18/03</b> |                | <b>Proposed Block Plan, Roof Plan &amp; Site Plan</b>                                              |
| <b>28.08.2025</b>    | <b>WA8 5DE/18/04</b> |                | <b>Location Plan</b>                                                                               |
| <b>04.10.2025</b>    | <b>Email</b>         |                | <b>Email from agent confirming the colour of render finish and materials of windows and doors.</b> |

**Signed Case Officer<sup>1</sup>:**      Louise Robinson

**Signed Authorising  
Officer<sup>2</sup>:**      Mark Quinn

**Date:**      21/10/2025

### **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

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<sup>1</sup> 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

<sup>2</sup> 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

## Site Photographs

